

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

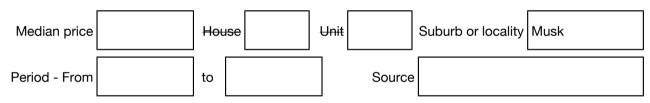
239 Dairy Flat Road, Musk Vic 3461 r e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000

Median sale price*



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	155 Gays Rd WHEATSHEAF 3461	\$640,000	21/11/2018
2	135 Wallaby Rd WHEATSHEAF 3461	\$620,000	22/11/2017
3	120 Gays Rd WHEATSHEAF 3461	\$585,000	19/07/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Rooms: Property Type: House Land Size: 110999 sqm approx Agent Comments

Indicative Selling Price \$650,000 No median price available

Comparable Properties



Price: \$640,000 Method: Sale Date: 21/11/2018 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 18595 sqm approx

155 Gays Rd WHEATSHEAF 3461 (VG)

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Agent Comments



Agent Comments



Price: \$620,000 Method: Sale Date: 22/11/2017 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 19523 sqm approx



120 Gays Rd WHEATSHEAF 3461 (REI/VG)



Agent Comments



Price: \$585,000 Method: Private Sale Date: 19/07/2018 Rooms: -Property Type: House Land Size: 19452 sqm approx

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propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.