

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 and postcode

239 Dairy Flat Road, Musk Vic 3461

Indicative selling price

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

Single price \$650,000

Median sale price*

Median price House Unit Suburb or locality Musk

Period - From to Source

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.



2
 1
 2

Rooms:

Property Type: House

Land Size: 110999 sqm approx

Agent Comments

Indicative Selling Price

\$650,000

No median price available

Comparable Properties



155 Gays Rd WHEATSHEAF 3461 (VG)

Agent Comments

3
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Price: \$640,000

Method: Sale

Date: 21/11/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 18595 sqm approx

135 Wallaby Rd WHEATSHEAF 3461 (VG)

Agent Comments

3
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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

2
 1
 3

Price: \$585,000

Method: Private Sale

Date: 19/07/2018

Rooms: -

Property Type: House

Land Size: 19452 sqm approx