

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

164 Callaghans Lane, Gordon Vic 3345

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$525,000

Median sale price*

Median price

House

Unit

Suburb or locality

Gordon

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		
2		
3		

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.



Rooms: 5

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 66240 sqm approx

Agent Comments

Set amongst on approx. 10 acres of native bushland, this lifestyle property is located less than 100kms from the Melbourne CBD and is easily accessed from both the Western Suburbs and Ballarat via the Western Hwy. The home comprises 4 bedrooms (master with ensuite), two living areas plus an open plan timber kitchen and meals area. Features include a large open fire place, combustion wood heater, wrap around veranda, built in bar and fresh paint throughout. Outside infrastructure includes a concreted lock up shed (with power), sundry shedding and a shipping container.

Comparable Properties

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