

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	355 Prices Road, Gladysdale Vic 3797
---	--------------------------------------

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price\***

Median price  House  Unit  Suburb or locality   
 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	555 Tarrango Rd GLADYSDALE 3797	\$970,000	12/02/2018
2	680 Hazeldene Rd GLADYSDALE 3797	\$945,000	02/12/2017
3	1423 Little Yarra Rd GILDEROY 3797	\$880,000	28/07/2017

**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.

Samantha Price  
5967 1277  
0438 795 190

samantha@bellrealestate.com.au

**Indicative Selling Price**  
\$850,000 - \$935,000  
**No median price available**



**Rooms:**  
**Property Type:** Mixed Farming/Grazing (without structural improvements)  
**Land Size:** 280500 sqm approx  
Agent Comments

## Comparable Properties



555 Tarrango Rd GLADYSDALE 3797 (REI/VG) Agent Comments



**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 12/02/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 117749 sqm approx



680 Hazeldene Rd GLADYSDALE 3797 (VG) Agent Comments



**Price:** \$945,000  
**Method:** Sale  
**Date:** 02/12/2017  
**Rooms:** -  
**Property Type:** Mixed Farming (Rur)  
**Land Size:** 400000 sqm approx



1423 Little Yarra Rd GILDEROY 3797 (REI/VG) Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 28/07/2017  
**Rooms:** -  
**Property Type:** Misc Improvements Rural (no dwelling)  
**Land Size:** 890340 sqm approx