

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 and
postcode

1485 OLD SALE ROAD BULN BULN EAST VIC 3821

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,500,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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 18 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

210 LILLICO ROAD WARRAGUL VIC 3820	\$1,265,000	03-Mar-22
337 COPELANDS ROAD WARRAGUL VIC 3820	\$1,750,000	25-Mar-22
2215 OLD SALE ROAD SHADY CREEK VIC 3821	\$1,280,000	08-Mar-22

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 18 months.~~

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Matt Pyle

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**210 LILLICO ROAD WARRAGUL
VIC 3820**

 3  2  3

Sold Price

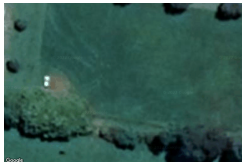
\$1,265,000

Sold Date

03-Mar-22

Distance

5.31km



**337 COPELANDS ROAD
WARRAGUL VIC 3820**

 4  2  2

Sold Price

\$1,750,000

Sold Date

25-Mar-22

Distance

5.69km



**2215 OLD SALE ROAD SHADY
CREEK VIC 3821**

 -  -  -

Sold Price

^{RS} **\$1,280,000**

Sold Date

08-Mar-22

Distance

6.18km



**360 NILMA-SHADY CREEK ROAD
NILMA NORTH VIC 3821**

 4  2  2

Sold Price

\$2,700,000

Sold Date

26-Mar-22

Distance

6.61km

RS = Recent sale

UN = Undisclosed Sale

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