

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

Indicative selling price

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

Single price

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	99 Odgers Rd BARKERS CREEK 3451	\$770,000	12/07/2018
2	229 Colles Rd MOONLIGHT FLAT 3450	\$760,000	23/03/2018
3	80 Blakeley Rd CASTLEMAINE 3450	\$750,000	14/09/2018

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.



3 2 2

Rooms: 6
Property Type: Existin House
Land Size: 4 hectares sqm approx
Agent Comments
 Shed/Studio

Indicative Selling Price
 \$759,000
No median price available

Comparable Properties



99 Odgers Rd BARKERS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$770,000
Method: Private Sale
Date: 12/07/2018
Rooms: -
Property Type: House
Land Size: 26304.59 sqm approx

229 Colles Rd MOONLIGHT FLAT 3450 (VG)

Agent Comments

4 - -

Price: \$760,000
Method: Sale
Date: 23/03/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4856 sqm approx



80 Blakeley Rd CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

Price: \$750,000
Method: Sale
Date: 14/09/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 7373 sqm approx