



Rooms:
Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 18514 sqm
Agent Comments

Comparable Properties



5 Staves Rd HODDLES CREEK 3139 (REI/VG) **Agent Comments**



Price: \$900,000
Method: Private Sale
Date: 24/04/2016
Rooms: 8
Property Type: House
Land Size: 117443 sqm



40 Worlley Rd HODDLES CREEK 3139 (REI) **Agent Comments**



Price: \$840,000
Method: Private Sale
Date: 23/01/2016
Rooms: 5
Property Type: House
Land Size: 24282 sqm



56 Lewis Rd HODDLES CREEK 3139 (REI/VG) **Agent Comments**



Price: \$805,000
Method: Private Sale
Date: 24/06/2016
Rooms: 6
Property Type: House
Land Size: 29300 sqm

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

10 Thonemans Road, Hoddles Creek Vic 3139

Indicative selling price

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

Range between \$795,000 & \$874,500

Median sale price

Median price

House

X

Suburb or locality

Hoddles Creek

Period - From

to

Source

REIV

Comparable property sales

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
5 Staves Rd HODDLES CREEK 3139	\$900,000	24/04/2016
40 Worlley Rd HODDLES CREEK 3139	\$840,000	23/01/2016
56 Lewis Rd HODDLES CREEK 3139	\$805,000	24/06/2016