

Statement of Information

Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

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 andpostcode

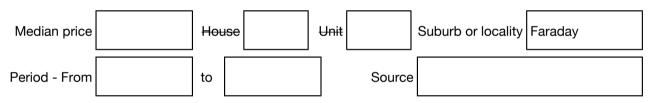
s 46 Faraday-sutton Grange Road, Faraday Vic 3451

Indicative selling price

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

Single price \$800,000

Median sale price*



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	34 Musselwhite Dr FARADAY 3451	\$850,000	09/11/2017
2	140 Gaaschs Rd HARCOURT 3453	\$840,000	19/10/2017
3	54 Stanley St ELPHINSTONE 3448	\$720,000	14/03/2018

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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 6 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 28000 sqm approx Agent Comments

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> **Indicative Selling Price** \$800,000 No median price available

Comparable Properties



Price: \$850,000 Method: Private Sale Date: 09/11/2017 Property Type: House

140 Gaaschs Rd HARCOURT 3453 (VG)

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Agent Comments

Agent Comments

Price: \$840.000 Method: Sale Date: 19/10/2017 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 118890 sqm approx



54 Stanley St ELPHINSTONE 3448 (REI/VG)



2

Agent Comments

Price: \$720,000 Method: Private Sale

Date: 14/03/2018 Rooms: 6 Property Type: House Land Size: 16000 sqm approx

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