

## 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

46 Faraday-sutton Grange Road, Faraday Vic 3451

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

Single price \$800,000

**Median sale price\***Median price  House  Unit  Suburb or locality FaradayPeriod - 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	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.

46 Faraday-sutton Grange Road, Faraday Vic 3451

**cantwell** <sup>MA</sup>

Genevieve Cantwell

03 54721133

0418362270

genevieve@cantwellproperty.com.au

**Indicative Selling Price**

\$800,000

**No median price available**



 4  2 

**Rooms:** 6

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 28000 sqm approx

**Agent Comments**

## Comparable Properties



**34 Musselwhite Dr FARADAY 3451 (REI)**

**Agent Comments**

 3  2  -

**Price:** \$850,000

**Method:** Private Sale

**Date:** 09/11/2017

**Rooms:** 7

**Property Type:** House

**140 Gaaschs Rd HARCOURT 3453 (VG)**

**Agent Comments**

 3  -  -

**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)**

**Agent Comments**

 4  3  2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 14/03/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 16000 sqm approx