

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

34 Riggalls Road, Welshmans Reef Vic 3462

Indicative selling price

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

Single price \$895,000

Median sale price*

Median price

Property Type

Suburb Welshmans Reef

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	223 Nuggetty Rd MALDON 3463	\$970,000	25/09/2024
2	508 Seers Rd WELSHMANS REEF 3462	\$900,000	20/05/2024
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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.

This Statement of Information was prepared on:

04/12/2024 10:48

* 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.



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Property Type: Rural Land
Land Size: 473300 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
No median price available

Comparable Properties



223 Nuggetty Rd MALDON 3463 (VG)

Agent Comments

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Price: \$970,000
Method: Sale
Date: 25/09/2024
Property Type: Hobby Farm < 20 ha
Land Size: 69032 sqm approx



508 Seers Rd WELSHMANS REEF 3462 (VG)

Agent Comments

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Price: \$900,000
Method: Sale
Date: 20/05/2024
Property Type: Sheep and Cattle
Land Size: 440000 sqm approx

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.

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