

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

25 Abbington Park Road, Gordon Vic 3345

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$605,000

House

X

Unit

Suburb or locality

Gordon

Period - From 01/01/2018

to

31/12/2018

Source

REIV

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	81 Faheys Rd GORDON 3345	\$630,000	11/05/2018
2	164 Callaghans La GORDON 3345	\$546,000	24/03/2018
3	58 Abbington Park Rd GORDON 3345	\$490,000	04/07/2018

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.

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

Year ending December 2018: \$605,000



2
 2
 1

Rooms:**Property Type:** Land**Land Size:** 11160 sqm approx

Agent Comments

Boasting an idyllic park-like setting of approx. 2.75 acres, this unique lifestyle property is approx. 1 hour drive from the Melbourne CBD. Matured trees border almost the entirety of the property creating a private oasis that would be an ideal weekend or full time home. The upper level of the 2-storey barn style home comprises the master bedroom and ensuite along with a undercover balcony with gorgeous views over the property. Downstairs is the second bedroom, another bathroom, the laundry, kitchen (with timber bench-tops) and the generously proportioned living and dining spaces.

Comparable Properties

**81 Faheys Rd GORDON 3345 (REI/VG)**

Agent Comments

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 1

Price: \$630,000**Method:** Private Sale**Date:** 11/05/2018**Rooms:** -**Property Type:** House**Land Size:** 20235 sqm approx**164 Callaghans La GORDON 3345 (REI/VG)**

Agent Comments

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Price: \$546,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 68423 sqm approx**58 Abbington Park Rd GORDON 3345 (REI/VG)** Agent Comments

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 1

Price: \$490,000**Method:** Private Sale**Date:** 04/07/2018**Rooms:** -**Property Type:** Misc Improvements Rural (no dwelling)**Land Size:** 12141 sqm approx