# hockingstuart

#### Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.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

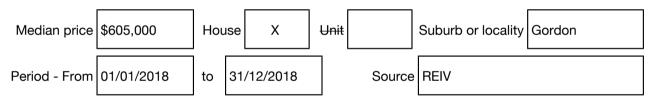
25 Abbington Park Road, Gordon Vic 3345

#### Indicative selling price

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

Range between \$550,000	&	\$600,000
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#### 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.

Ad	dress 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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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.

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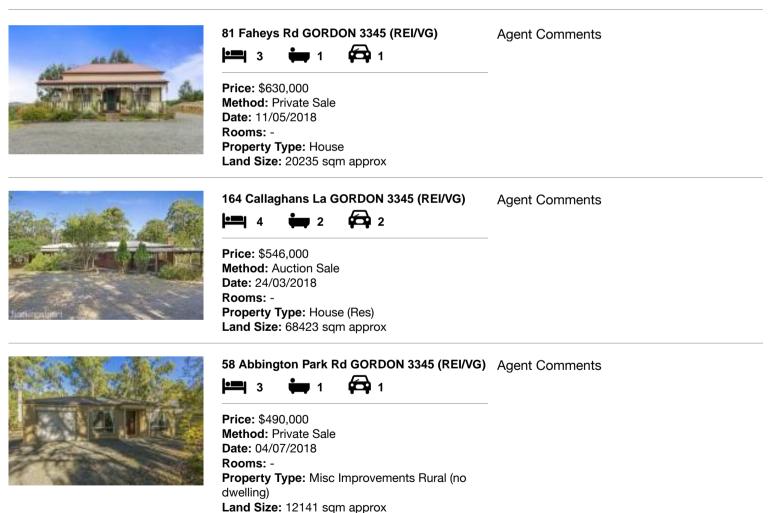


Rooms: Property Type: Land Land Size: 11160 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Indicative Selling Price \$550,000 - \$600,000 Median House Price Year ending December 2018: \$605,000

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 ideall weekender 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**



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