

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

2220 Pyrenees Highway, Joyces Creek Vic 3364

Indicative selling price

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

Single price \$525,000

Median sale price*

Median price

Property Type

Suburb

Joyces Creek

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 18 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	80 Cusack Rd NEWSTEAD 3462	\$460,000	07/11/2024
2	87 Mia Mia Rd NEWSTEAD 3462	\$660,000	06/09/2024
3	508 Seers Rd WELSHMANS REEF 3462	\$900,000	20/05/2024

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 18 months.~~

This Statement of Information was prepared on:

13/02/2025 15:59

* 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.



Property Type:
Agent Comments

Indicative Selling Price
\$525,000
No median price available

Comparable Properties



80 Cusack Rd NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 07/11/2024
Property Type: Land
Land Size: 114526.14 sqm approx



87 Mia Mia Rd NEWSTEAD 3462 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 06/09/2024
Property Type: Land
Land Size: 234717.88 sqm approx



508 Seers Rd WELSHMANS REEF 3462 (VG)

Agent Comments



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

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