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 Sub-		urb 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			

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.









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

Comparable Properties



80 Cusack Rd NEWSTEAD 3462 (REI/VG)

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

Land Size: 114526.14 sqm approx

Agent Comments



87 Mia Mia Rd NEWSTEAD 3462 (REI)

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

Land Size: 234717.88 sqm approx

Agent Comments



508 Seers Rd WELSHMANS REEF 3462 (VG)

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Price: \$900,000 Method: Sale Date: 20/05/2024

Property Type: Sheep and Cattle **Land Size:** 440000 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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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.