

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

160 Sago Hill Road, Haddon Vic 3351

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000

&

\$330,000

Median sale price

Median price \$430,000

House

X

Unit

Suburb or locality

Haddon

Period - From 01/10/2016

to

30/09/2017

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	10 Andrew Dr HADDON 3351	\$348,000	05/06/2017
2	56 Louise Ct HADDON 3351	\$325,000	18/07/2017
3	384 Wilsons Rd HADDON 3351	\$325,000	11/10/2016

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.



4
 1
 2

Rooms: 6

Property Type:

Agent Comments

Located in the popular suburb of Haddon, this property represents a rare opportunity to purchase an acreage lifestyle at this price range. Buyers should note that a recent report shows this home to be impacted by pests, and a copy of the report is available from the agent. The character home enjoys many period features and comprises 4 bedrooms, a bathroom, open plan kitchen/dining/living spaces and a separate lounge. Outside the property has a garaging complex and approx. 6 acres of land. With work to do, your work will be well rewarded with the property so close to the ever expandin

Comparable Properties



10 Andrew Dr HADDON 3351 (REI/VG)

Agent Comments

3
 1
 2

Price: \$348,000

Method: Private Sale

Date: 05/06/2017

Rooms: -

Property Type: House

Land Size: 20194 sqm approx



56 Louise Ct HADDON 3351 (REI/VG)

Agent Comments

2
 1
 2

Price: \$325,000

Method: Private Sale

Date: 18/07/2017

Rooms: 3

Property Type: House (Res)

Land Size: 20235 sqm approx



384 Wilsons Rd HADDON 3351 (REI/VG)

Agent Comments

4
 1
 3

Price: \$325,000

Method: Private Sale

Date: 11/10/2016

Rooms: 5

Property Type: House

Land Size: 20200 sqm approx