# 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

415 Coombes Road, Bellbrae Vic 3228

### Indicative selling price

For the meaning of this		

Single price \$3,300,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Bellbrae
Period - From	to		So	urce		

# 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

This Statement of Information was prepared on:

16/01/2025 10:15

\* 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.



# STEWART

Andrew Rice 03 52266100 0457 105500 arice@charlesstewart.com.au

> Indicative Selling Price \$3,300,000 No median price available





Property Type: Rural (All Types) Land Size: 52609 sqm approx Agent Comments

# **Comparable Properties**

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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