

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 andpostcode

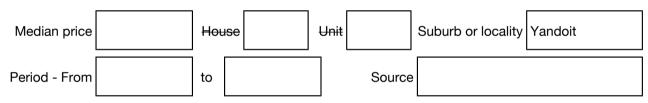
6551 Midland Highway, Yandoit Vic 3461

Indicative selling price

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

Single price \$609,000

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.

Address of comparable property		Price	Date of sale
1	Powells La MOUNT FRANKLIN 3461	\$635,000	20/06/2018
2	6800 Midland Hwy GUILDFORD 3451	\$627,000	09/10/2018
3	21 Kanga Trk FRANKLINFORD 3461	\$565,000	09/04/2018

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.

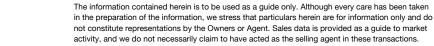
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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propertydata

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Rooms: 2 Property Type: House Land Size: 61 acres sqm approx Agent Comments Indicative Selling Price \$609,000 No median price available

Comparable Properties

Powells La MOUNT FRANKLIN 3461 (VG) 🛏 - 🙀 - 🏠 -	Agent Comments
Price: \$635,000 Method: Sale Date: 20/06/2018 Rooms: - Property Type: Mixed Farming (Rur) Land Size: 253800 sqm approx	-
6800 Midland Hwy GUILDFORD 3451 (VG) 2	Agent Comments
21 Kanga Trk FRANKLINFORD 3461 (REI/VG) 3 1 1 1 Price: \$565,000 Method: Private Sale Date: 09/04/2018 Rooms: 4 Property Type: House (Res) Land Size: 121410 sqm approx	Agent Comments

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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.