

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

32 Boundary Road, Gordon Vic 3345

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$560,000

Property Type House

Suburb Gordon

Period - From 01/07/2018

to 30/06/2019

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		
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:

16/09/2019

32 Boundary Road, Gordon Vic 3345

hockingstuart

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending June 2019: \$560,000



 4  4  4

Property Type: House (Res)

Land Size: 39982 sqm approx

Agent Comments

Boasting an idyllic country setting within the rolling hills of Victoria's Central Highlands, this 10-acre property offers an enviable lifestyle within easy reach of Melbourne. The homestead has an immaculate presentation throughout - a grand formal entry with polished timber floors welcomes you into the home, and the generous proportions and high ceilings continue throughout the house.

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



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.