### 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

40 Casley Lane, Yandoit Vic 3461

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$715,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Yandoit
Period - From	to		Sou	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.

Add	dress of comparable property	Price	Date of sale
1	145 Locarno Rd CLYDESDALE 3461	\$690,000	06/09/2019
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:

18/10/2019 12:02

\* 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.



# hockingstuart





Property Type: House Land Size: Approx 105222 sqm approx 0488 547 004 gcooke@hockingstuart.com.au Indicative Selling Price

\$715,000 No median price available

Gary Cooke 03 5348 1700

Agent Comments 100% solar off grid living. 26 acres, fenced, private lake

## **Comparable Properties**



The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

Price: \$690,000 Method: Sale by Tender Date: 06/09/2019 Property Type: House Land Size: 80937 sqm approx Agent Comments

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five kilometres of the property for sale in the last eighteen months.



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.