

# 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

156 Moffats Road, Dereel Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$345,000

&

\$375,000

### Median sale price

Median price

\$415,000

Property Type

House

Suburb

Dereel

Period - From

30/09/2018

to

29/09/2019

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:

30/09/2019 11:16

156 Moffats Road, Dereel Vic 3352

**hockingstuart**

Phil Hayward

03 5329 2517

0419 107 112

phayward@hockingstuart.com.au

**Indicative Selling Price**

\$345,000 - \$375,000

**Median House Price**

30/09/2018 - 29/09/2019: \$415,000



 2  1  5

**Rooms:** 5

**Property Type:** House

**Land Size:** 20200 sqm approx

**Agent Comments**

Offering a tranquil native bush setting, this 5-acre property will suit buyers looking for either a full-time residence or a peaceful weekend getaway. The property comprises an immaculately presented home along with a extensive array of shedding that includes three lock up sheds – all completed with concrete floors and with power connected. These include a brick garage (8.4m x 5.5m), colour-bond garage (6.2m x 9.8m) and colour-bond shed (15.7m x 4.8m) plus a skillion carport of 11.3m x 4.2m).

## 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.