



Property Type: Land
Land Size: 120700 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
PLUS GST IF APP.
Median Land Price
23/03/2020 - 22/03/2021: \$350,000

Vacant land with farming improvements including 6 paddocks, hay shed, lock up machinery/workshop, bore, troughs, concrete tank. **AMAZING VIEWS, UNDULATING, CREEK, SUBDIVISIONAL OPPORTUNITY -- PRICE IS PLUS GST IF APPLICABLE**

Comparable Properties



12 Nashs Rd BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 18/09/2020
Property Type: Land
Land Size: 10000 sqm approx

Hendersons La BUNINYONG 3357 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 14/05/2020
Property Type: Hobby Farm < 20 ha
Land Size: 40080 sqm approx

92 Nicholsons Rd DURHAM LEAD 3352 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 01/07/2020
Property Type: Hobby Farm < 20 ha
Land Size: 38962 sqm approx

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

Indicative selling price

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

Range between & + GST IF APPLICABLE

Median sale price

Median price Property Type Suburb
Period - From to Source

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 18 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	12 Nashs Rd BUNINYONG 3357	\$655,000	18/09/2020
2	Hendersons La BUNINYONG 3357	\$600,000	14/05/2020
3	92 Nicholsons Rd DURHAM LEAD 3352	\$515,000	01/07/2020

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 18 months.~~

This Statement of Information was prepared on: