

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

571 Springbank Road, Claretown Vic 3352

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price*

Median price

House

Unit

Suburb or locality

Claretown

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 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.~~

* 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.



Rooms:

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 161700 sqm approx

Agent Comments

Offering an incredibly rare opportunity to purchase in this tightly held farming district, this property boasts 40 acres of high quality volcanic soils. Surrounded by established manicured gardens, the commanding brick veneer homestead enjoys views over both the land holding and the surrounding districts. Approx. 10 years of age, the homestead offers an immaculate presentation throughout, and comprises four bedrooms including a walk-in-robe and ensuite to the master suite and robes to all other bedrooms. The spacious living areas include formal and informal spaces.

Comparable Properties

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