# hockingstuart

#### Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

## 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 andpostcode

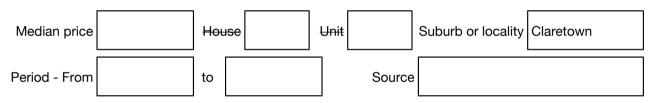
571 Springbank Road, Claretown Vic 3352

#### Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
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#### Median sale price\*



#### 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.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

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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.

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Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 161700 sqm approx Agent Comments 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

> Indicative Selling Price \$1,350,000 - \$1,450,000 No median price available

Phil Hayward

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**

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.

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