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

129 Manby Road, Narbethong Vic 3778

Indicative selling price

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

Single price \$150,000

Median sale price*

Median price	House	e	Unit		Suburb or locality	Narbethong
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.

Add	dress of comparable property	Price	Date of sale
1	58 Anderson La NARBETHONG 3778	\$230,000	01/12/2016
2	243 Maroondah Hwy NARBETHONG 3778	\$210,000	27/07/2016
3	15 Anderson La NARBETHONG 3778	\$100,000	26/11/2016

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.

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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.









Rooms: Property Type: Agent Comments Indicative Selling Price \$150,000 No median price available

Comparable Properties

58 Anderson La NARBETHONG 3778 (VG)

Agent Comments



Price: \$230,000 Method: Sale Date: 01/12/2016 Rooms: -Property Type: Site Improvements Land Size: 17700 sqm approx

243 Maroondah Hwy NARBETHONG 3778 (VG) Agent Comments



Price: \$210,000 Method: Sale Date: 27/07/2016 Rooms: -Property Type: Hobby Farm < 20 ha Land Size: 45350 sqm approx



15 Anderson La NARBETHONG 3778 (REI/VG) Agent Comments



Price: \$100,000 Method: Private Sale Date: 26/11/2016 Rooms: 1 Property Type: Land Land Size: 4021 sqm approx

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propertydata

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