Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 4 Ferrers Road, Dereel Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$215,000		&		\$235,000					
Median sale pr	rice									
Median price	\$205,000	Pro	operty Type	Vac	ant land		Suburb	Dereel		
Period - From	11/03/2021	to	10/03/2022		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	149 Dereel Rokewood Junction Rd DEREEL 3352	\$300,000	04/02/2022
2	Browns Rd DEREEL 3352	\$239,000	23/11/2020
3	740 Paynes Bridge Rd DEREEL 3352	\$180,000	20/09/2021

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:

11/03/2022 09:56







Property Type: Agent Comments Indicative Selling Price \$215,000 - \$235,000 Median Land Price 11/03/2021 - 10/03/2022: \$205,000

Comparable Properties





Price: \$300,000 Method: Private Sale Date: 04/02/2022 Property Type: Land (Res) Land Size: 4046.86 sqm approx

Browns Rd DEREEL 3352 (VG)



Agent Comments

Agent Comments





740 Paynes Bridge Rd DEREEL 3352 (REI)



Price: \$180,000 Method: Private Sale Date: 20/09/2021 Property Type: Land

Account - Buxton Ballarat | P: 03 5331 4544



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