

# 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

4 Ferrers Road, Dereel Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$215,000

&

\$235,000

### Median sale price

Median price \$205,000

Property Type Vacant land

Suburb Dereel

Period - From 11/03/2021

to

10/03/2022

Source 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.

	Address 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



**149 Dereel Rokewood Junction Rd DEREEL 3352 (REI)**

Agent Comments



**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



**Price:** \$239,000  
**Method:** Sale  
**Date:** 23/11/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 87000 sqm approx



**740 Paynes Bridge Rd DEREEL 3352 (REI)**

Agent Comments



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