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 | 10 Carrolls Lane, Shepherds Flat Vic 3461 | | |
| Indicative selling price | ce control of the con | | |
| For the meaning of this p | orice see consumer.vic.gov.au/underquoting | | |
| Single price \$1,52 | 0,000 | | |
| Median sale price* | | | |
| Median price | Property Type Subu | Suburb Shepherds Flat | |
| 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 | | | |
| | nt or agent's representative reasonably believes that sold within five kilometres of the property for sale in | | |
| This Statement of Information was prepared on: | | 16/09/2019 14:07 | |
| prices of residential prop | f Information was prepared, publicly available informorety in the suburb or locality in which the property or, did not provide a median sale price that met the rests Act 1980. | offered for sale is | s situated, and |

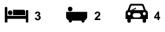


hockingstuart

Annette Leary 03 5348 1700 0407 917 054 aleary@hockingstuart.com.au

> Indicative Selling Price \$1,520,000 No median price available





Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 408023 sqm approx

Agent Comments

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.

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



