

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

19 Wades Lane, Ross Creek Vic 3351

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Ross Creek

Period - From

22/10/2023

to

21/10/2024

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 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	280 Sebastopol Smythesdale Rd SMYTHESDALE 3351	\$785,000	21/08/2024
2	128 Sebastopol Smythesdale Rd SMYTHESDALE 3351	\$740,000	21/12/2023
3			

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.~~

This Statement of Information was prepared on:

22/10/2024 09:18

19 Wades Lane, Ross Creek Vic 3351



Leigh Hutchinson

5337 0036

0407 861 960

leigh@doepels.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

22/10/2023 - 21/10/2024: \$915,000



Property Type: House (Previously Occupied - Detached)

Land Size: 20200 sqm approx

Agent Comments

Comparable Properties



**280 Sebastopol Smythesdale Rd
SMYTHESDALE 3351 (REI)**

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 21/08/2024

Property Type: House

Land Size: 24200 sqm approx



**128 Sebastopol Smythesdale Rd
SMYTHESDALE 3351 (VG)**

Agent Comments



Price: \$740,000

Method: Sale

Date: 21/12/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

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 - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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