

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	1045 Bena Kongwak Road, Bena Vic 3946
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Indicative selling price

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

Single price \$1,050,000

Median sale price*

Median price		Property Type		Suburb	Bena
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
1 190 Andersons Inlet Rd JUMBUNNA 3951	\$802,000	05/05/2020
2		
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: 21/05/2021 13:13

* 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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land  - 

Indicative Selling Price
\$1,050,000
No median price available

Property Type: Grazing
Land Size: 29,900 sqm approx

Agent Comments

Planning permit on 1.8 ha plus 28 ha grazing land with no permit

Comparable Properties

190 Andersons Inlet Rd JUMBUNNA 3951 (VG) Agent Comments

 3  -  -

Price: \$802,000

Method: Sale

Date: 05/05/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 30000 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.