

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

499 Ferrers Road, Dereel Vic 3352

Indicative selling price

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

Range between \$290,000

&

\$310,000

Median sale price*

Median price

House

Unit

Suburb or locality

Dereel

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

~~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.~~

* 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.



Rooms:

Property Type: House

Land Size: 20200 sqm approx

Agent Comments



Offering a tranquil native bush setting, this 5-acre property will suit buyers looking for either a full time residence or a peaceful weekend getaway. The timber clad home comprises 2 generously sized bedrooms, open plan living/dining, kitchen and a large bathroom that's complete with a shower/bath plus the laundry facilities. The cathedral ceilings create a lovely sense of space within the living areas, and the freestanding wood-heater will keep you cosy during the cooler months.

Comparable Properties

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