

1 Jacksons Hill Road, Menzies Creek Vic 3159

BELL REAL ESTATE

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Indicative Selling Price

\$670,000 - \$737,000

Median House Price

Year ending September 2017: \$655,000



Rooms:

Property Type: Land

Land Size: 2121 sqm approx

Agent Comments

Comparable Properties



3 Greenslopes Rd THE PATCH 3792 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 25/05/2017

Rooms: -

Property Type: House

Land Size: 781 sqm approx



38 Goudiesdale Rd SELBY 3159 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 17/08/2017

Rooms: -

Property Type: House

Land Size: 3672 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

1 Jacksons Hill Road, Menzies Creek Vic 3159

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000 & \$737,000

Median sale priceMedian price \$655,000 House ☒ Unit ☐ Suburb Menzies Creek

Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six months.