

## 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	38 Brougham Street, Gordon Vic 3345
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb or locality

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	273 Gordon Egerton Rd MOUNT EGERTON 3352	\$640,000	16/11/2016
2	201 gordon egerton Rd GORDON 3345	\$591,000	11/07/2017
3	3 Brougham St GORDON 3345	\$579,995	30/10/2016

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 situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**

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**Indicative Selling Price**

\$595,000 - \$625,000


 3   
  2   
  2
**Rooms:****Property Type:** House**Land Size:** 12090 sqm approx

Agent Comments

Nestled amongst 3 acres (approx) of established gardens is this idyllic lifestyle property. Located at Gordon, 1 hour from Melbourne and 20 minutes from Ballarat the property offers the best of country living within easy commuting distance! The brick veneer home comprises a master bedroom with an ensuite and lots of built in robes, and 2 further double bedrooms both have built in robes. Adjacent to the main bedroom, a study also offers a smaller fourth bedroom option complete with built in robes. A spacious kitchen sits adjacent to the 2 generously proportioned living areas.

## Comparable Properties


**273 Gordon Egerton Rd MOUNT EGERTON  
3352 (REI/VG)**

Agent Comments

 4   
  2   
  2
**Price:** \$640,000**Method:** Private Sale**Date:** 16/11/2016**Rooms:** 6**Property Type:** House**Land Size:** 40000 sqm approx
**201 gordon egerton Rd GORDON 3345 (REI)**

Agent Comments

 3   
  2   
  -
**Price:** \$591,000**Method:** Private Sale**Date:** 11/07/2017**Rooms:** -**Property Type:** House**Land Size:** 46538.89 sqm approx
**3 Brougham St GORDON 3345 (VG)**

Agent Comments

 3   
  -   
  -
**Price:** \$579,995**Method:** Sale**Date:** 30/10/2016**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 40680 sqm approx