

## 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

2369 Old Melbourne Road, Bungaree Vic 3352

#### Indicative selling price

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

Range between \$900,000

&

\$950,000

#### Median sale price\*

Median price House Unit Suburb or locality Bungaree

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 (Previously Occupied - Detached)

**Land Size:** 479797 sqm approx

Agent Comments

If you are looking for a change in lifestyle, off the farm or out of the hustle and bustle of City life, this extremely well presented 20 acre farm-let situated only 15 minutes from Ballarat and an hour from Melbourne provides you a great opportunity to enter this tightly held area. Well positioned on the edge of Bungaree. The entire property has been extremely well cared for with ample water supply with tanks, spring fed dams and bore.

## Comparable Properties

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