

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

150 Big Pats Creek Road, Big Pats Creek Vic 3799

Indicative selling price

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

Range between

\$880,000

&

\$950,000

Median sale price*

Median price

Property Type

Suburb

Big Pats Creek

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	29 Yuonga Rd WARBURTON 3799	\$890,000	04/02/2019
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:

09/12/2019 10:43

* 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.

150 Big Pats Creek Road, Big Pats Creek Vic 3799



Samantha Price

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Indicative Selling Price

\$880,000 - \$950,000

No median price available



Property Type: House (Previously Occupied - Detached)

Land Size: 25900 sqm approx

Agent Comments

Comparable Properties



29 Yuonga Rd WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 04/02/2019

Rooms: 7

Property Type: House

Land Size: 12141 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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.