

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

53 Old Cartons Lane, Gordon Vic 3345

Indicative selling price

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

Range between

\$720,000

&

\$750,000

Median sale price*

Median price

House

Unit

Suburb or locality

Gordon

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	21 Nightingale St GORDON 3345	\$745,000	29/11/2016
2	15 Calway La GORDON 3345	\$730,000	15/09/2016
3	61 Sexton Ct GORDON 3345	\$695,000	30/01/2017

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: Hobby Farm < 20 ha

Land Size: 32674 sqm approx

Agent Comments

Indicative Selling Price
\$720,000 - \$750,000
No median price available

Comparable Properties



21 Nightingale St GORDON 3345 (REI/VG)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 29/11/2016

Rooms: -

Property Type: House (Rur)

Land Size: 41481 sqm approx



15 Calway La GORDON 3345 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 15/09/2016

Rooms: 6

Property Type: House

Land Size: 80940 sqm approx



61 Sexton Ct GORDON 3345 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 30/01/2017

Rooms: 5

Property Type: House

Land Size: 43430 sqm approx