

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

278 Tannery Lane, Mandurang Vic 3551

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mandurang

Period - From 01/01/2022

to 31/12/2022

Source REIV

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	40 Three Hills La EMU CREEK 3551	\$1,780,000	08/04/2022
2	506 Diamond Hill Rd MANDURANG 3551	\$1,700,000	09/12/2022
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:

10/02/2023 11:08



3 2 4

Property Type: House
Land Size: 28328.02 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
Year ending December 2022: \$1,200,000

Comparable Properties



40 Three Hills La EMU CREEK 3551 (REI/VG) **Agent Comments**

4 2 4

Price: \$1,780,000
Method: Private Sale
Date: 08/04/2022
Property Type: House (Res)
Land Size: 62800 sqm approx



506 Diamond Hill Rd MANDURANG 3551 (REI) **Agent Comments**

4 2 18

Price: \$1,700,000
Method: Private Sale
Date: 09/12/2022
Property Type: House
Land Size: 32132.07 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.