

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

lot 3 Coates Road, Snake Valley Vic 3351

Indicative selling price

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

Single price

\$259,500

Median sale price

Median price

\$280,000

Property Type

Vacant land

Suburb

Snake Valley

Period - From

06/12/2020

to

05/12/2021

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		
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:

06/12/2021 11:51



Property Type: LAND
Land Size: 9680 sqm approx

Agent Comments

clean and tidy block ready for your building project. all reports in place and all thats left to do is just apply for your building permit. power connected, town water available, dam, orchard etc. -- GREAT HOMESITE

Indicative Selling Price
\$259,500

Median Land Price
06/12/2020 - 05/12/2021: \$280,000

Comparable Properties

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.