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

425 Sellings Road, Newry Vic 3859

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$950,000	&	\$995,000				
Median sale price*							
Median price		Property Type	Suburb Newry				
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	58 Scotts La MAFFRA 3860	\$1,100,000	31/03/2023
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:

23/08/2024 16:56

* 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.



GRAHAM CHALMER





Property Type: Market Garden/Horticulture (Rur) Land Size: 268100 sqm approx Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

> **Indicative Selling Price** \$950,000 - \$995,000 No median price available

Comparable Properties



58 Scotts La MAFFRA 3860 (REI/VG) **6** 4

5 2

Price: \$1,100,000 Method: Private Sale Date: 31/03/2023 Property Type: House Land Size: 20030 sqm approx Agent Comments

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 - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

propertydata



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