

Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

					S	ection 47	AF (	of the Estate	Agents A	ct 1980
Property offere	ed for s	sale								
Including sub	Address Lot 5 386 Porcupine Ridge Road, Porcupine Ridge Vic 3461 by andpostcode									
Indicative selli	ing pric	e								
For the meaning	of this p	orice see	consi	umer.vic.gov.	au/unc	derquoting				
Single price	\$350,0	000								
Median sale pı	rice*									
Median price			Hous	se	Unit		Sub	ourb or locality	Porcupine	Ridge
Period - From			to			Source	:			
Comparable p	roperty	sales (	(*Dele	ete A or B b	elow	as applica	able	)		
	n months	s that the						roperty for sale considers to be		
Address of comparable property								Price	Date o	of sale
1										
2										
3										
OR										
								at fewer than te in the last eigl		
* When this State prices of residen										

our sales records (if any), did not provide a median sale price that met the requirements of section 47AF

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647

(2)(b) of the Estate Agents Act 1980.





Generated: 10/05/2019 11:13

## hockingstuart

Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

> Indicative Selling Price \$350,000 No median price available



Rooms:

**Property Type:** Rural Land **Land Size:** 202342 sqm approx

Agent Comments
Spring fed dam

## Comparable Properties



80 Sawpit Gully Rd MOUNT FRANKLIN 3461

(REI/VG)

Price: \$375,000 Method: Private Sale Date: 08/06/2018 Rooms: -

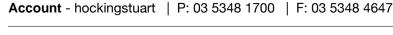
Nooms.

Property Type: Misc Improvements Rural (no

dwelling)

Land Size: 201400 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.





**Agent Comments**