

Carmel Cricelli

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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

38 Nijams Road, Magpie Vic 3352

Indicative selling price

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

Single price \$620,000

Median sale price*

Median price House Unit Suburb or locality MagpiePeriod - 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	171 Cherry Flat Rd BONSHAW 3352	\$650,000	19/12/2017
2	963 Sebastopol Smythesdale Rd ROSS CREEK 3351	\$650,000	04/11/2016
3	106 Bergs La MOUNT HELEN 3350	\$610,000	28/06/2017

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.

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Indicative Selling Price

\$620,000

No median price available



Rooms:

Property Type:

Agent Comments

Comparable Properties



171 Cherry Flat Rd BONSHAW 3352 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 19/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 12500 sqm approx



963 Sebastopol Smythesdale Rd ROSS CREEK 3351 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 04/11/2016

Rooms: 8

Property Type: House

Land Size: 58236 sqm approx



106 Bergs La MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 28/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 25300 sqm approx