

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

4 Trotters Lane, Cudgee Vic 3265

Indicative selling price

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

Range between

\$750,000

&

\$775,000

Median sale price

Median price

House

Unit

Suburb or locality

Cudgee

Period - From

to

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	35 Hopkins Falls Rd PANMURE 3265	\$460,000	09/09/2016
2	9670 Princes Hwy ALLANSFORD 3277	\$414,000	24/04/2016
3	760 Hopkins Falls Rd WANGOOM 3279	\$350,000	09/08/2016

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.~~

4 Trotters Lane, Cudgee Vic 3265

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Indicative Selling Price
\$750,000 - \$775,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



35 Hopkins Falls Rd PANMURE 3265 (REI/VG) **Agent Comments**

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Price: \$460,000
Method: Auction Sale
Date: 09/09/2016
Rooms: -
Property Type: House
Land Size: 13700 sqm approx

9670 Princes Hwy ALLANSFORD 3277 (VG) **Agent Comments**

- - -

Price: \$414,000
Method: Sale
Date: 24/04/2016
Rooms: -
Property Type: Cattle/Dairy (Rur)
Land Size: 1299300 sqm approx

760 Hopkins Falls Rd WANGOOM 3279 (VG) **Agent Comments**

5 - -

Price: \$350,000
Method: Sale
Date: 09/08/2016
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 7604 sqm approx