

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

1100 Basalt Road, Shepherds Flat Vic 3461

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price*

Median price

Property Type

Suburb

Shepherds Flat

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 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	10 Carrolls La SHEPHERDS FLAT 3461	\$1,350,000	23/09/2019
2	70 Wayman Rd SHEPHERDS FLAT 3461	\$1,325,000	29/10/2019
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:

13/12/2019 12:31

* 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.



 3  2  2

Property Type:
Land Size: 71059 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
No median price available

Comparable Properties



10 Carrolls La SHEPHERDS FLAT 3461 (REI) **Agent Comments**

 3  2  2

Price: \$1,350,000
Method: Private Sale
Date: 23/09/2019
Property Type: House
Land Size: 445154 sqm approx



70 Wayman Rd SHEPHERDS FLAT 3461 (REI) **Agent Comments**

 5  3  4

Price: \$1,325,000
Method: Private Sale
Date: 29/10/2019
Property Type: House
Land Size: 80937.20 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.