

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

239 Post Office Road, Ross Creek Vic 3351

Indicative selling price

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

Range between \$890,000 & \$920,000

Median sale price

Median price \$890,000 Property Type House Suburb Ross Creek

Period - From 12/12/2023 to 11/12/2024 Source Property Data

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 18 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	113 Taemore CI HADDON 3351	\$985,000	29/10/2024
2	5 Westgate Rd SMYTHES CREEK 3351	\$980,000	11/07/2024
3	3 Crystal Ct ROSS CREEK 3351	\$940,000	22/06/2024

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 18 months.~~

This Statement of Information was prepared on: 12/12/2024 17:06



 4  2  3

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 19990 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$920,000
Median House Price
12/12/2023 - 11/12/2024: \$890,000

Comparable Properties



113 Taemore CI HADDON 3351 (REI/VG)

Agent Comments

 4  2  4

Price: \$985,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 20234.30 sqm approx



5 Westgate Rd SMYTHES CREEK 3351 (VG)

Agent Comments

 4  -  -

Price: \$980,000
Method: Sale
Date: 11/07/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx



3 Crystal Ct ROSS CREEK 3351 (REI/VG)

Agent Comments

 3  2  12

Price: \$940,000
Method: Private Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 22783.82 sqm approx