

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 164 Brays Road Cambrian Hill

Indicative selling price

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

Range between: \$825,000 & \$875,000

Median sale price

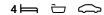
Median price: \$496,000 House Suburb: Buninyong Period - From: 01/08/2018 to 01/11/2018 Source: REA

Comparable property sales

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.



60 Aubreys Rd MAGPIE Sold by Private Sale \$815,000 Date Sold 12/07/2017 Land 46,500 SqM





919 Sebastopol Smythesdale Rd _{4 ⊨ 2 □ 2 □} ROSS CREEK

Be enchanted as you drive down the tree lined driveway approaching your magnificent new family home. Ideally located

Sold by Private Sale \$845,000 Date Sold 12/02/2018 Land 65,560 SgM



93 Brays Rd CAMBRIAN HILL

5 ⊨ 3 🗀 10 👄

Fabulous family home set on 25 Acres in exclusive Cambrian Hill. Old pressed red bricks will capture your attention as you

Sold by Private Sale \$895,000 Date Sold 19/12/2017 Land 101,171 SqM