

## 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

49 Heinzs Road, Cambrian Hill Vic 3352

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$830,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Cambrian Hill

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		
2		
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.~~

\* 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.



 5  2  4

**Rooms: 7**

**Property Type:**

**Agent Comments**

Superbly located near the outskirts of Ballarat this 20-acre (approx.) property offers the very best of country living with the conveniences of town on your doorstep. This quality 'Kerr & Rogers' built north facing homestead comprises 4 bedrooms and a study or fifth bedroom option. The master suite features a walk-in robe, an ensuite and the remaining 3 bedrooms all offer triple built in robes.

## Comparable Properties

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