

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 9 Salvo Bend Road, Berringa Vic 3351

### Indicative selling price

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

Single price \$350,000

### Median sale price\*

Median price \$295,000

Property Type Vacant land

Suburb Berringa

Period - From 31/03/2021

to 31/03/2022

Source REA

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 Callaghan Rd BERRINGA 3351	\$393,000	20/11/2021
2 892 Staffordshire Reef Rd BERRINGA 3351	\$280,000	04/08/2021
3 384 Browns Rd DEREEL 3352	\$255,000	25/02/2022

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/05/2022 13:44



**Property Type:** Land (Res)  
**Land Size:** 88500 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$350,000

**Median Vacant Land Price \***  
 31/03/2021 - 31/03/2022: \$295,000  
 \* Agent calculated median

## Comparable Properties

### Callaghan Rd BERRINGA 3351 (VG)

**Agent Comments**



**Price:** \$393,000  
**Method:** Sale  
**Date:** 20/11/2021  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 80900 sqm approx

### 892 Staffordshire Reef Rd BERRINGA 3351 (VG)

**Agent Comments**



**Price:** \$280,000  
**Method:** Sale  
**Date:** 04/08/2021  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 44770 sqm approx



### 384 Browns Rd DEREEL 3352 (REI)

**Agent Comments**



**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 25/02/2022  
**Property Type:** Land (Res)  
**Land Size:** 105218.36 sqm approx