

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

270 Fells Gully Road, Dunach Vic 3371

Indicative selling price

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

Single price

\$190,000

Median sale price*

Median price

Property Type

Suburb

Dunach

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 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	3971 Ballarat Maryborough Rd CLUNES 3370	\$195,000	07/11/2019
2	4785 Ballarat Maryborough Rd DUNACH 3371	\$185,000	28/08/2019
3	4704 Ballarat Maryborough Rd DUNACH 3371	\$140,000	26/07/2019

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:

18/08/2020 12:02

* 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.



Property Type: Hobby Farm < 20 ha
Land Size: 67045 sqm approx
Agent Comments

Indicative Selling Price
\$190,000
No median price available

Comparable Properties

3971 Ballarat Maryborough Rd CLUNES 3370 (VG) Agent Comments



Price: \$195,000
Method: Sale
Date: 07/11/2019
Property Type: Hobby Farm < 20 ha
Land Size: 73985 sqm approx



4785 Ballarat Maryborough Rd DUNACH 3371 (VG) Agent Comments



Price: \$185,000
Method: Sale
Date: 28/08/2019
Property Type: Hobby Farm < 20 ha
Land Size: 116620 sqm approx

4704 Ballarat Maryborough Rd DUNACH 3371 (VG) Agent Comments



Price: \$140,000
Method: Sale
Date: 26/07/2019
Property Type: Hobby Farm < 20 ha
Land Size: 70402 sqm approx