

## 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

27 Prospectors Way, Big Hill Vic 3555

#### Indicative selling price

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

Range between \$540,000 & \$560,000

#### Median sale price\*

Median price House Unit Suburb or locality Big 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	26 Prospectors Way BIG HILL 3555	\$525,000	07/01/2019
2	3 Mcinnes St BIG HILL 3555	\$522,500	18/07/2018
3	8 Correa Av KANGAROO FLAT 3555	\$502,500	21/01/2019

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 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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 1279 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$540,000 - \$560,000  
**No median price available**

## Comparable Properties



**26 Prospectors Way BIG HILL 3555 (REI/VG)** Agent Comments

4 2 2

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 07/01/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1518 sqm approx



**3 Mcinnes St BIG HILL 3555 (REI/VG)** Agent Comments

4 2 3

**Price:** \$522,500  
**Method:** Private Sale  
**Date:** 18/07/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 800 sqm approx



**8 Correa Av KANGAROO FLAT 3555 (REI)** Agent Comments

3 2 8

**Price:** \$502,500  
**Method:** Private Sale  
**Date:** 21/01/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 941 sqm approx