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## FARM Offered for Sale

2070 Midland Highway Springmount VIC 3364

 3  1  4

## Indicative Selling Price

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

Single Price \$450,000




## Median Sale Price

**Important advice about the median sale price:** 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*.




## Comparable Property Sales

These are the 3 properties sold within 5 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.





**2126 Midland Highway Springmount VIC 3364** Sold Price **\$435,000** Sold Date **07-Mar-17**  
 3  2  8 Distance **0.49km**



**20 Quicks Lane Creswick VIC 3363** Sold Price **\$600,000** Sold Date **01-Jun-18**  
 3  2  2 Distance **2.21km**



**185 Creswick-Lawrence Road Creswick North VIC 3363** Sold Price **\$506,000** Sold Date **19-Dec-17**  
 3  2  10 Distance **4.97km**

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