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 andpostcode

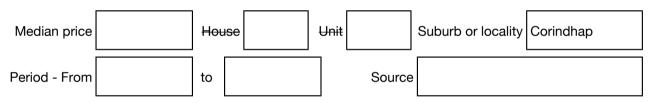
39 Boyles Road, Corindhap Vic 3352

## Indicative selling price

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

Range between	\$330,000	&	\$350,000
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#### Median sale price\*



#### 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	33 Leigh Ct DEREEL 3352	\$345,000	28/07/2017
2	15 Leigh Ct DEREEL 3352	\$335,000	23/01/2018
3	410 Savage Hill Rd DEREEL 3352	\$300,000	31/10/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Agent Comments

**Indicative Selling Price** \$330,000 - \$350,000 No median price available

# **Comparable Properties**



Price: \$345,000 Method: Sale Date: 28/07/2017 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20200 sqm approx

Agent Comments

Agent Comments



15 Leigh Ct DEREEL 3352 (VG)



Price: \$335,000 Method: Sale Date: 23/01/2018 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20200 sqm approx

410 Savage Hill Rd DEREEL 3352 (VG)

Agent Comments





Method: Sale Date: 31/10/2017 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 43600 sqm approx

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