

# 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

570 Porcupine Ridge Road, Porcupine Ridge Vic 3461

### Indicative selling price

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

Single price \$775,000

### Median sale price\*

Median price

Property Type

Suburb

Porcupine Ridge

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	2 Dysart La GLENLYON 3461	\$845,000	22/01/2019
2	227 Scotts La PORCUPINE RIDGE 3461	\$770,000	19/10/2018
3	17 Forest Av HEPBURN SPRINGS 3461	\$720,000	20/06/2019

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:

01/10/2019 09:49

\* 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.



3 1 3

**Property Type:** Hobby Farm < 20ha (Rur)

**Land Size:** 8970 sqm approx

Agent Comments

## Comparable Properties



**2 Dysart La GLENLYON 3461 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$845,000

**Method:** Private Sale

**Date:** 22/01/2019

**Property Type:** House

**Land Size:** 40470 sqm approx



**227 Scotts La PORCUPINE RIDGE 3461 (VG)**

Agent Comments

4 - -

**Price:** \$770,000

**Method:** Sale

**Date:** 19/10/2018

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 22606 sqm approx



**17 Forest Av HEPBURN SPRINGS 3461 (VG)**

Agent Comments

3 - -

**Price:** \$720,000

**Method:** Sale

**Date:** 20/06/2019

**Property Type:** House (Res)

**Land Size:** 3971 sqm approx