

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

990 Maroondah Highway, Narbethong Vic 3778

Indicative selling price

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

Single price

\$450,000

Median sale price*

Median price

House

Unit

Suburb or locality

Narbethong

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	1059 Maroondah Hwy NARBETHONG 3778	\$680,000	10/06/2017
2	1712 Maroondah Hwy BUXTON 3711	\$595,000	24/11/2016
3	90 Maryton La MARYSVILLE 3779	\$305,000	24/05/2017

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.



3 - 0

Rooms:

Property Type: Hobby

Farm/Farmlet 20 ha+ (Rur)

Land Size: 121410 sqm approx

Agent Comments

Indicative Selling Price
\$450,000
No median price available

Comparable Properties

1059 Maroondah Hwy NARBETHONG 3778 (VG)

Agent Comments

- - -

Price: \$680,000

Method: Sale

Date: 10/06/2017

Rooms: -

Property Type: Mixed Farming (Rur)

Land Size: 454583 sqm approx



1712 Maroondah Hwy BUXTON 3711 (VG)

Agent Comments

- - -

Price: \$595,000

Method: Sale

Date: 24/11/2016

Rooms: -

Property Type: Subdivisional/Englobo Land - (Multi Lot)

Land Size: 450500 sqm approx



90 Maryton La MARYSVILLE 3779 (VG)

Agent Comments

- - -

Price: \$305,000

Method: Sale

Date: 24/05/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 102315 sqm approx