

Gerard Gray 03 5755 1307 0439 551 032 gerard@dickens.com.au

Indicative Selling Price \$459,000





Rooms:

**Property Type:** House **Land Size:** 2400 Agent Comments

## Comparable Properties



15 Mill Rd HARRIETVILLE 3741 (REI)

3

**i** 

**6** 5

Price: \$425,000 Method: Private Sale Date: 07/04/2017 Rooms: 4

Property Type: House Land Size: 4047 sqm



304 Great Alpine Rd HARRIETVILLE 3741

(REI/VG)

3



Price: \$415,000 Method: Private Sale Date: 14/03/2017 Rooms: 5

Property Type: House Land Size: 2280 sqm **Agent Comments** 

**Agent Comments** 

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.

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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.

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## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 4745 of the Estate Agents Act 4000

		Section 47AF of the Estate Agents A	ACL 1900
Property offered for	sale		
Address Including suburb or locality andpostcode	•	3741	
Indicative selling pri	ice		
For the meaning of this	price see consumer.vic.gov/u	underquoting	
Single price \$459	,000		
Median sale price			
Median price	House X	Suburb or locality Harrietville	
Period - From	to	Source	
Comparable property	y sales		
The estate agent or age	ent's representative reasonable	v helieves that fewer than three comparable o	roperties

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.





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