# 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

119 Rabbages Road, Yapeen Vic 3451

#### Indicative selling price

| For the meaning of | of this price see co | onsumer.vic.gov.au/ | underquoting |              |
|--------------------|----------------------|---------------------|--------------|--------------|
| Range between      | \$1,750,000          | &                   | \$1,850,000  | ]            |
| Median sale pr     | ice*                 |                     |              |              |
| Median price       | I                    | Property Type       | Su           | iburb Yapeen |
| Period - From      | tc                   |                     | 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.

This Statement of Information was prepared on:

21/10/2024 14:38

\* 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.









Property Type: Mixed Farming/Grazing (without structural improvements) Land Size: 211200 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 No median price available

# **Comparable Properties**

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.

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