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

95 Elma Road, Glenmaggie Vic 3858

Indicative selling price

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

Single price \$495,000

Median sale price*

| Median price | Pro | operty Type | | | Suburb | Glenmaggie |
|---------------|-----|-------------|----|------|--------|------------|
| Period - From | to | | So | urce | | |

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---|-----------|--------------|
| 1 | 176 Mustons La HEYFIELD 3858 | \$415,000 | 10/01/2019 |
| 2 | 750 Tinamba glenmaggie Rd GLENMAGGIE 3858 | \$350,000 | 15/01/2019 |
| 3 | 25 Nerrigundah Dr GLENMAGGIE 3858 | \$349,000 | 07/10/2019 |

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:

12/03/2020 09:53

* 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: Land Land Size: 17240 sqm approx Agent Comments Indicative Selling Price \$495,000 No median price available

Comparable Properties

| 176 Mustons La HEYFIELD 3858 (VG) 🎮 4 🛶 - 🛱 - | Agent Comments | | |
|---|----------------|--|--|
| Price: \$415,000 Method: Sale Date: 10/01/2019 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 31700 sqm approx | | | |
| 750 Tinamba glenmaggie Rd GLENMAGGIE 3858 (REI/VG) Price: \$350,000 Method: Private Sale Date: 15/01/2019 Rooms: 7 Property Type: House Lead Size: 10141 appressed | Agent Comments | | |
| Land Size: 12141 sqm approx 25 Nerrigundah Dr GLENMAGGIE 3858 (REI/VG) 4 Price: \$349,000 Method: Private Sale Date: 07/10/2019 Rooms: 6 Property Type: House Land Size: 8250 sqm approx | Agent Comments | | |

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



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.