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	
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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.