

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

14A Fords Road, Princetown Vic 3269

Indicative selling price

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

Single price

\$130,000

Median sale price

Median price

\$183,500

Property Type

Vacant land

Suburb

Princetown

Period - From

13/11/2019

to

12/11/2020

Source

REIV

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.

	Address of comparable property	Price	Date of sale
1	1208 Old Ocean Rd PRINCETOWN 3269	\$216,750	08/04/2020
2	2429 Princetown Rd PRINCETOWN 3269	\$195,000	31/03/2020
3	Fords Access Rd PRINCETOWN 3269	\$92,642	16/07/2020

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:

13/11/2020 14:56



Property Type:
Agent Comments

Indicative Selling Price

\$130,000

Median Land Price

13/11/2019 - 12/11/2020: \$183,500

Comparable Properties

1208 Old Ocean Rd PRINCETOWN 3269 (VG)

Agent Comments



Price: \$216,750

Method: Sale

Date: 08/04/2020

Property Type: Cattle/Dairy (Rur)

Land Size: 766939 sqm approx



2429 Princetown Rd PRINCETOWN 3269 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 31/03/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 29400 sqm approx

Fords Access Rd PRINCETOWN 3269 (VG)

Agent Comments



Price: \$92,642

Method: Sale

Date: 16/07/2020

Property Type: Cattle/Beef (Rur)

Land Size: 135200 sqm approx