

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	202 Big Pats Creek Road, Big Pats Creek Vic 3799
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Indicative selling price

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

Range between	\$410,000	&	\$451,000
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Median sale price

Median price		House		Unit		Suburb	Big Pats Creek
Period - From		to		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Samantha Price

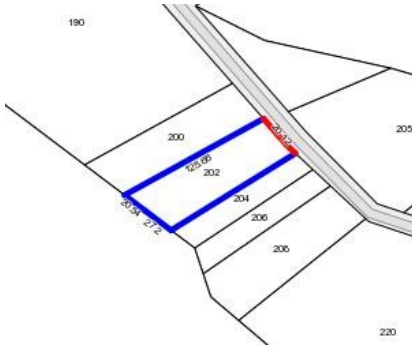
5967 1277

0438 795 190

samantha@bellrealestate.com.au

Indicative Selling Price

\$410,000 - \$451,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 8515 sqm approx

Agent Comments

Comparable Properties



270 Big Pats Creek Rd BIG PATS CREEK 3799 (REI) Agent Comments



Price: \$505,000

Method: Private Sale

Date: 03/08/2017

Rooms: 8

Property Type: House

Land Size: 4000 sqm approx



10 Ada St BIG PATS CREEK 3799 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 27/08/2017

Rooms: 10

Property Type: House

Land Size: 2045 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.