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	17 Boyces Road, Giffard Vic 3851		
Indicative selling price	ce control of the con		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting		
Single price \$799,	000		
Median sale price*			
Median price	Property Type Subt	Property Type Suburb Giffard	
Period - From	to 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 last-eighteen 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 five kilometres of the property for sale in the last eighteen months.			
This Statement of Information was prepared on:		12/08/2024 11:16	
prices of residential prop	f Information was prepared, publicly available informorety in the suburb or locality in which the property or, did not provide a median sale price that met the rests Act 1980.	offered for sale is	s situated, and





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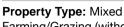
Indicative Selling Price \$799,000

No median price available









Farming/Grazing (without structural

improvements)

Land Size: 330000 sqm approx

Agent Comments



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.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



