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

1 Ball And Welch Lane, Vaughan Vic 3451

Indicative selling price

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of the meaning of this	p1100 300	oonsumer.vio.gov.ut	and guoting

Single price \$675,000

Median sale price*

Median price	Pro	operty Type			Suburb	Vaughan
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	94 Vaughan Springs Rd YAPEEN 3451	\$723,000	03/03/2022
2	35 Greville St VAUGHAN 3451	\$701,335	30/08/2021
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:

12/05/2022 14:29

* 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.



1 Ball And Welch Lane, Vaughan Vic 3451







Rooms: 5 Property Type: House (Previously Occupied - Detached) Land Size: 1451 sqm approx Agent Comments Indicative Selling Price \$675,000 No median price available

Comparable Properties

94 Vaughan Springs Rd YAPEEN 3451 (REI/VG) 3 2 6 6 Price: \$723,000 Method: Private Sale Date: 03/03/2022 Property Type: House Land Size: 1916 sqm approx	Agent Comments
35 Greville St VAUGHAN 3451 (REI/VG) 3 1 1 1 Price: \$701,335 Method: Private Sale Date: 30/08/2021 Property Type: House Land Size: 2800 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 - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

propertydata



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