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 Gordons Road, Welshmans Reef Vic 3462

Indicative selling price

| | | | , , ,, |
|-------------------------|-----------|---------------------|-----------------|
| For the meaning of this | nrica saa | consumer vic dov au | /underguoting |
| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$675,000

Median sale price*

| Median price | Pro | operty Type | | | Suburb | Welshmans Reef |
|---------------|-----|-------------|----|-------|--------|----------------|
| Period - From | to | | So | ource | | |

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 | 522 Maldon newstead Rd WELSHMANS REEF 3462 | \$610,000 | 22/05/2024 |
| 2 | 8a Fishermans Rd WELSHMANS REEF 3462 | \$722,000 | 14/05/2024 |
| 3 | 493 Maldon Newstead Rd WELSHMANS REEF 3462 | \$620,000 | 06/02/2024 |

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:

31/03/2025 14:33

* 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: Agent Comments

Indicative Selling Price \$675,000 No median price available

Comparable Properties



522 Maldon newstead Rd WELSHMANS REEF 3462 (VG) Agent Comments



Price: \$610,000 Method: Sale Date: 22/05/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 10800 sqm approx



8a Fishermans Rd WELSHMANS REEF 3462 (REI)



Price: \$722,000 Method: Private Sale Date: 14/05/2024 Property Type: House Land Size: 22257.73 sqm approx



493 Maldon Newstead Rd WELSHMANS REEF 3462 Agent Comments (REI/VG)



Price: \$620,000 Method: Private Sale Date: 06/02/2024 Property Type: House Land Size: 6070.29 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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Agent Comments