

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

97 School Road, Noojee Vic 3833

Indicative selling price

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

Range between

\$475,000

&

\$522,500

Median sale price*

Median price

Property Type

Suburb

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	19 Matthew St NOOJEE 3833	\$515,000	25/02/2021
2	3330 Main Neerim Rd PIEDMONT 3833	\$550,000	02/11/2020
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:

21/12/2021 07:37

* 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.

97 School Road, Noojee Vic 3833



 3  1  2

Property Type: House (Res)
Land Size: 1027 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$522,500
No median price available

Comparable Properties



19 Matthew St NOOJEE 3833 (VG)

Agent Comments

 4  -  -

Price: \$515,000
Method: Sale
Date: 25/02/2021
Property Type: House (Res)
Land Size: 3493 sqm approx



3330 Main Neerim Rd PIEDMONT 3833 (VG)

Agent Comments

 3  -  -

Price: \$550,000
Method: Sale
Date: 02/11/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20067 sqm approx

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 - Biggin & Scott | P: 03 5628 1493



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