

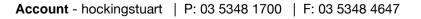
Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

						S	ection 47	AF o	of the Estate	Ag	ents Act 1980	
Prope	rty offer	ed for s	sale									
Address Including suburb or locality andpostcode		2556 Ballan-daylesford Road, Musk Vale Vic 3461										
Indica	tive sell	ing pric	ce									
For the	meaning	of this p	orice see	consu	mer.vic.gov.	au/unc	derquoting					
S	ingle pric	e \$650,	000									
Media	n sale p	rice*										
Median price				House		Unit		Suburb or locality		Musk Vale		
Period - From				to			Source					
Comp	arable p	roperty	/ sales (*Dele	te A or B b	elow	as applica	ıble)				
A*	eightee	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									•			
В*									at fewer than t in the last eigl			
* When									mation provid			

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.





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> **Indicative Selling Price** \$650,000

No median price available





Rooms:

Property Type: House Land Size: 8000 sqm approx

Agent Comments

Brick home on 2 acres with 2 titles. Large shedding, bore and well.

Comparable Properties

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.

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