

## 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

83 Bull Inn Court, Nintingbool Vic 3351

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$655,000

&

\$685,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Nintingbool

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.~~

\* 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.



**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 22330 sqm approx

**Agent Comments**

Nestled amongst 5.5 acres (2.233ha) of native gums, this impressive family home offers an immaculate presentation rarely seen. Combining the best of indoor and outdoor living, on offer is a complete lifestyle package that is move in ready with nothing to do. Accommodation comprises a spacious master bedroom complete with walk-in-robe and ensuite, second and third bedrooms with built-in-robos and smaller fourth bedroom or study that has direct outside access. The living zones feature vaulted cathedral ceilings and incorporate the lounge, family living and dining areas.

## Comparable Properties

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