

## 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 and  
postcode

85 Masons Road Stanley VIC 3747

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$559,000

or range  
between

&

### Median sale price

**Important advice about the median sale price:** 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*.

### 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.

Address of comparable property

Price

Date of sale

75-95 Lower Nine Mile Road Stanley VIC 3747	\$595,000	25-Jun-20
77-97 Pioneer Road Stanley VIC 3747	\$495,000	03-Jun-20
636 Stanley Road Stanley VIC 3747	\$595,000	17-Sep-19

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: 03 September 2020



**75-95 Lower Nine Mile Road Stanley VIC 3747**

 4  1  1

Sold Price <sup>RS</sup> **\$595,000** <sup>UN</sup> Sold Date **25-Jun-20**

Distance **1.52km**

**Notes from your agent**

This home has undergone partial renovations and is ideally established for horses. It is superior for its multiple living areas, updated kitchen and large bedrooms. The land is comparable.



**77-97 Pioneer Road Stanley VIC 3747**

 4  2  3

Sold Price **\$495,000** Sold Date **03-Jun-20**

Distance **1.17km**

**Notes from your agent**

This home is of a similar age and style. It does include an additional bathroom and good infrastructure. Whilst it's land is larger there are significant heavily vegetated areas. Your pastures and fences are superior.



**636 Stanley Road Stanley VIC 3747**

 3  1  -

Sold Price **\$595,000** Sold Date **17-Sep-19**

Distance **1.11km**

**Notes from your agent**

This home is on a larger parcel of land and with extensive infrastructure. The residence is in excellent and renovated condition, however may be seen as inferior in its construction.

RS = Recent sale

UN = Undisclosed Sale

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