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 (*Delete single price or range as applicable)

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



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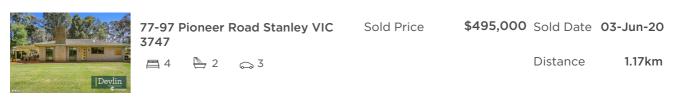
E jamie@indigorealestate.com.au



b	Sold Price	^{RS} \$595,000 ^{UN}	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.



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.



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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