

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

25 Mellingtons Road, Dereel Vic 3352

Indicative selling price

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

Range between \$99,950

&

\$109,945

Median sale price*

Median price House Unit Suburb or locality Dereel

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	lot 39 Bliss Rd DEREEL 3352	\$105,000	27/04/2018
2	140 Snowgum Rd DEREEL 3352	\$100,000	14/05/2018
3	Browns Rd DEREEL 3352	\$100,000	06/02/2018

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:

Property Type: Mixed

Farming/Grazing (without structural improvements)

Land Size: 20200 sqm approx

Agent Comments

Indicative Selling Price

\$99,950 - \$109,945

No median price available

Comparable Properties



lot 39 Bliss Rd DEREEL 3352 (REI)

Agent Comments



Price: \$105,000

Method: Private Sale

Date: 27/04/2018

Rooms: -

Property Type: Land



140 Snowgum Rd DEREEL 3352 (REI)

Agent Comments



Price: \$100,000

Method: Private Sale

Date: 14/05/2018

Rooms: -

Property Type: Land

Land Size: 20235 sqm approx

Browns Rd DEREEL 3352 (VG)

Agent Comments



Price: \$100,000

Method: Sale

Date: 06/02/2018

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 82725 sqm approx