

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Lot 1 Mahars Road, Warrenheip Vic 3352

Indicative selling price

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

Single price \$345,000

Median sale price*

Median price House Unit Suburb Warrenheip

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six 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.

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Indicative Selling Price

\$345,000

No median price available



Rooms:
Property Type:
Agent Comments

In the foothills of Mt Warrenheip, this land holding offers 8.92 Hectares (22 acres) of productive red volcanic soil. The property is less than 15 minutes to the Ballarat CBD plus has great access to Melbourne via the Western Hwy. Planning permits have been obtained to build a home on the property, and improvements include a lock up colour-bond shed. With views to Mt Warrenheip and surrounds, this is a rare opportunity to purchase a land holding in this tightly held location.

Comparable Properties

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