

## 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

232 Tantaus Road, Dereel Vic 3352

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

Range between \$230,000

&amp;

\$250,000

**Median sale price**

Median price

House

Unit

Suburb or locality

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	80 Progress Rd DEREEL 3352	\$249,000	20/05/2016
2	9 Swamp Rd DEREEL 3352	\$237,000	25/05/2016
3	10 Elder St DEREEL 3352	\$230,000	24/03/2017

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.~~



3   
 1   
 2

**Rooms:****Property Type:** Lifestyle Property (Rur)**Land Size:** 26080 sqm approx

Agent Comments

**Indicative Selling Price**

\$230,000 - \$250,000

## Comparable Properties

**80 Progress Rd DEREEL 3352 (VG)**

Agent Comments

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**Price:** \$249,000**Method:** Sale**Date:** 20/05/2016**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 22300 sqm approx**9 Swamp Rd DEREEL 3352 (REI/VG)**

Agent Comments

3   
 1   
 4

**Price:** \$237,000**Method:** Private Sale**Date:** 25/05/2016**Rooms:** 4**Property Type:** House**Land Size:** 2000 sqm approx**10 Elder St DEREEL 3352 (VG)**

Agent Comments

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**Price:** \$230,000**Method:** Sale**Date:** 24/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1700 sqm approx