

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

Indicative selling price

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

Single price

Median sale price*

Median price Property Type Suburb

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 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
1	5299a Traralgon Maffra Rd TINAMBA 3859	\$640,000	15/04/2024
2	61 Marshalls Rd DENISON 3858	\$600,000	20/12/2023
3	665 Glengarry West Rd GLENGARRY 3854	\$650,000	10/10/2023

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:

* 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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Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10120 sqm approx

Agent Comments

Indicative Selling Price
\$625,000
No median price available

Comparable Properties

5299a Traralgon Maffra Rd TINAMBA 3859 (VG)

Agent Comments

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Price: \$640,000

Method: Sale

Date: 15/04/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 18500 sqm approx



61 Marshalls Rd DENISON 3858 (VG)

Agent Comments

3 - -

Price: \$600,000

Method: Sale

Date: 20/12/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

665 Glengarry West Rd GLENGARRY 3854 (VG)

Agent Comments

3 - -

Price: \$650,000

Method: Sale

Date: 10/10/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 18100 sqm approx

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