## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 30 River Street, Quambatook Vic 3540

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$325,000	&	\$350,000	]			
Median sale price*							
Median price		Property Type	Su	ıburb Quambatook			
Period - From	t	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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 five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

16/12/2024 11:51

\* 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.









Property Type: Hobby Farm < 20 ha (Rur) Land Size: 5000 sqm approx Agent Comments Nikita Powney 0354522494 0413 462 562 nikita@platinmhomesales.com.au

> Indicative Selling Price \$325,000 - \$350,000 No median price available

# **Comparable Properties**

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.

#### Account - PLATINUM HOME SALES | P: 03 5452 2494



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