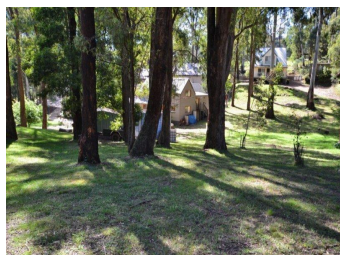


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 WARRAMBAT ROAD, SAWMILL

 -  -  -

Indicative Selling Price

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

Price Range: **\$80,000 to \$88,000**

Provided by: Sales Team, John Canavan First National

MEDIAN SALE PRICE



SAWMILL SETTLEMENT, VIC, 3723

Suburb Median Sale Price (Vacant Land)

\$78,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



65 ROSELLA ST, SAWMILL SETTLEMENT, VIC

 3  1  2

Sale Price

\$87,000

Sale Date: 10/11/2016

Distance from Property: 326m



10 OVERFLOW RD, SAWMILL SETTLEMENT,

 -  -  -

Sale Price

\$69,000

Sale Date: 10/01/2017

Distance from Property: 156m



7 MAN CRT, SAWMILL SETTLEMENT, VIC 3723

 -  -  -

Sale Price

\$67,000

Sale Date: 26/03/2017

Distance from Property: 103m



This report has been compiled on 15/11/2017 by John Canavan First National. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 WARRAMBAT ROAD, SAWMILL SETTLEMENT, VIC 3723

Indicative selling price

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

Price Range:

\$80,000 to \$88,000

Median sale price

Median price

\$78,000

House

Unit


Suburb

SAWMILL
SETTLEMENT

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 |
|--|----------|--------------|
| 65 ROSELLA ST, SAWMILL SETTLEMENT, VIC 3723 | \$87,000 | 10/11/2016 |
| 10 OVERFLOW RD, SAWMILL SETTLEMENT, VIC 3723 | \$69,000 | 10/01/2017 |
| 7 MAN CRT, SAWMILL SETTLEMENT, VIC 3723 | \$67,000 | 26/03/2017 |