

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

11 O'Farrell Ct, Cambrian Hill Vic 3352

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price*

Median price

House

Unit

Suburb or locality

Cambrian Hill

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		
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.~~

* 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.

11 O'Farrell Ct, Cambrian Hill Vic 3352

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Indicative Selling Price

\$1,100,000 - \$1,200,000

No median price available

 4  2.5  2

Rooms: 7

Property Type:

Agent Comments



Offering 5 acres, with stunning rural views over the adjoining creek and valley, this gorgeous contemporary home will simply impress upon your inspection. Boasting high end finishes, and with an exacting attention to details, this property exceed expectation of the most fastidious of buyers. The master suite is complete with his and hers built in robes and a luxurious ensuite is complete with dual vanities and walk in shower.

Comparable Properties

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