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 andpostcode

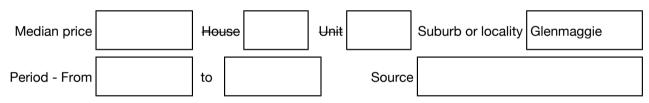
11 Inala Road, Glenmaggie Vic 3858

### Indicative selling price

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

Single price \$140,000

#### Median sale price\*



#### 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.

Ado	dress of comparable property	Price	Date of sale
1	287 Old Joes Rd HEYFIELD 3858	\$133,000	22/05/2018
2	Tinamba Glenmaggie Rd GLENMAGGIE 3858	\$112,000	02/07/2017
3	Heyfield seaton Rd SEATON 3858	\$110,000	22/01/2018

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.

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Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 10000 sqm approx Agent Comments Indicative Selling Price \$140,000 No median price available

# **Comparable Properties**

287 Old Joes Rd HEYFIELD 3858 (VG) 🛏 - 🛶 - 🋱 -	Agent Comments
Price: \$133,000	-
Method: Sale Date: 22/05/2018	
Rooms: -	
Property Type: Hobby Farm < 20 ha Land Size: 41200 sqm approx	
Tinamba Glenmaggie Rd GLENMAGGIE 3858 (VG)	Agent Comments
Price: \$112,000	-
Method: Sale	
Date: 02/07/2017 Rooms: -	
<b>Property Type:</b> Hobby Farm < 20 ha	
Land Size: 30000 sqm approx	
Heyfield seaton Rd SEATON 3858 (VG)	Agent Comments
Price: \$110,000	-
Method: Sale	
Date: 22/01/2018	
Rooms: - Property Type: Hobby Farm < 20 ha	
Land Size: 20000 sqm approx	

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



