

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

896 Springbank Road, Springbank Vic 3352

Indicative selling price

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

Range between \$620,000

&

\$640,000

Median sale price*

Median price House Unit Suburb or locality Springbank

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	61 Sexton Ct GORDON 3345	\$695,000	30/01/2017
2	51 Molesworth Ct GORDON 3345	\$680,000	30/10/2017
3	318 Moorabool West Rd GORDON 3345	\$650,000	14/06/2017

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.

896 Springbank Road, Springbank Vic 3352

Sean Toohey

03 5330 0500

0400 506 881

sean@ballaratpropertygroup.com.au

Indicative Selling Price

\$620,000 - \$640,000

No median price available



Rooms:

Property Type: Cattle/Beef (Rur)

Land Size: 226600 sqm approx

Agent Comments

Comparable Properties



61 Sexton Ct GORDON 3345 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 30/01/2017

Rooms: 5

Property Type: House

Land Size: 43430 sqm approx



51 Molesworth Ct GORDON 3345 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 30/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 39862 sqm approx



318 Moorabool West Rd GORDON 3345 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 14/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 40468.56 sqm approx