

## 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 and  
postcode

1302 Childers Settlement Road Childers VIC 3824

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$850,000

or range  
between

&

### Median sale price

**Important advice about the median sale price:** 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*.

### 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 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

815 Allambee-Childers Road Childers VIC 3824	\$1,155,000	21-Jan-21
491 Rogers Road Trafalgar South VIC 3824	\$735,000	10-Jan-20
185 St Ellens Road Mirboo North VIC 3871	\$685,000	05-May-21

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 18 months.~~

This Statement of Information was prepared on: 01 March 2022



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**815 Allambee-Childers Road  
Childers VIC 3824**

4 2 2

Sold Price **\$1,155,000** Sold Date **21-Jan-21**

Distance **3.53km**



**491 Rogers Road Trafalgar South  
VIC 3824**

3 1 -

Sold Price **\$735,000** Sold Date **10-Jan-20**

Distance **10.53km**



**185 St Ellens Road Mirboo North  
VIC 3871**

4 2 4

Sold Price **\$685,000** Sold Date **05-May-21**

Distance **10.94km**



**105 Mirboo-Yarragon Road  
Allambee South VIC 3871**

5 1 11

Sold Price **\$615,000** Sold Date **14-Jul-20**

Distance **3.93km**



**315 St Ellens Road Berrys Creek VIC  
3953**

4 1 4

Sold Price **\$1,150,000** Sold Date **10-Jan-20**

Distance **10.66km**



**245 Markleys Road Mirboo North  
VIC 3871**

2 1 8

Sold Price **\$645,000** Sold Date **14-Aug-20**

Distance **7.99km**

RS = Recent sale

UN = Undisclosed Sale

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