

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

411 Buninyong-Mount Mercer Road, Durham Lead Vic 3352

Indicative selling price

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

Single price \$1,700,000

Median sale price*

Median price

Property Type

Suburb

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 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
1	36 Wylies Rd GARIBALDI 3352	\$1,750,000	15/07/2024
2	114 Fisken Rd MOUNT HELEN 3350	\$1,100,000	05/06/2024
3	10 Windarra La DURHAM LEAD 3352	\$1,610,000	15/03/2024

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:

05/08/2024 17:21

* 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.

411 Buninyong-Mount Mercer Road, Durham Lead Vic 3352



Phil Petrie
0353334322
0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price
\$1,700,000
No median price available



4 2 6

Property Type: Rural (All Types)
Land Size: 40468.6 sqm approx
Agent Comments

Comparable Properties



36 Wylies Rd GARIBALDI 3352 (REI)

Agent Comments

4 2 8

Price: \$1,750,000
Method: Private Sale
Date: 15/07/2024
Property Type: House
Land Size: 52300 sqm approx



114 Fisken Rd MOUNT HELEN 3350 (REI)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 48562.32 sqm approx



10 Windarra La DURHAM LEAD 3352 (REI/VG)

Agent Comments

4 2 4

Price: \$1,610,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 40468.60 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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