

# 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

151 Sutton Grange Road, Sedgwick Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$380,000

Property Type

Vacant land

Suburb

Sedgwick

Period - From

06/03/2019

to

05/03/2020

Source

REIV

### 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	Sedgwick Rd SEDGWICK 3551	\$410,000	11/06/2019
2	151 Sutton Grange Rd SEDGWICK 3551	\$380,000	11/07/2019
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.~~

This Statement of Information was prepared on:

06/03/2020 18:16



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Land Price**  
06/03/2019 - 05/03/2020: \$380,000

## Comparable Properties

**Sedgwick Rd SEDGWICK 3551 (VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Sale  
**Date:** 11/06/2019  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 89600 sqm approx

**151 Sutton Grange Rd SEDGWICK 3551 (VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Sale  
**Date:** 11/07/2019  
**Property Type:** Land

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.