

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 559 Ballarat-daylesford Road, Pootilla Vic 3352

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price*

Median price House Unit Suburb Pootilla

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | | |
| 2 | | |
| 3 | | |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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.



Rooms: 5

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 231134 sqm approx

Agent Comments

Comprising approx. 57 acres in the tightly district of Pootilla, this farm-let is located just stone's throw from the residential fringe of Ballarat on the highly sought-after Melbourne side. Boasting quality soils, renewed fencing, a recently installed bore with reticulated water to stock troughs, numerous dams and an established shelter belt– this is a serious land holding for any agricultural pursuit. The brick home comprises three large bedrooms and open plan living spaces with modern stylings.

Comparable Properties

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