

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

376b Airly Estate Road, Airly Vic 3851

Indicative selling price

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

Single price

\$687,500

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 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	58 Hughes Rd COBAINS 3851	\$785,000	10/06/2020
2			
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:

07/10/2020 16:46

* 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.

376b Airly Estate Road, Airly Vic 3851

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$687,500

No median price available



 3  - 

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 45000 sqm approx

Agent Comments

Comparable Properties



58 Hughes Rd COBAINS 3851 (REI)

Agent Comments

 4  3  14

Price: \$785,000

Method: Private Sale

Date: 10/06/2020

Rooms: 12

Property Type: House - Semi-detached

Land Size: 121410 sqm approx

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.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.