

### 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 andpostcode

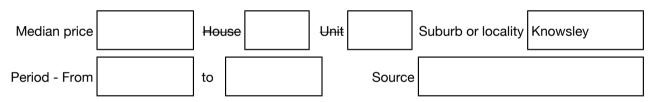
409 Schoolhouse Lane, Knowsley Vic 3523

#### Indicative selling price

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

Range between	\$740,000	&	\$780,000
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#### Median sale price\*



#### 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	3 Lewis Rd HEATHCOTE 3523	\$800,000	12/12/2017
2	79 Ralstons La AXEDALE 3551	\$770,000	18/05/2018
3	197 Sheridans La KNOWSLEY 3523	\$626,626	22/11/2017

#### 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.

\* 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.

Account - Dungey Carter Ketterer | P: 03 5440 5000

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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. 409 Schoolhouse Lane, Knowsley Vic 3523







Rooms: Property Type: Mixed Farming/Grazing (without structural improvements) Land Size: 400000 sqm approx Agent Comments Indicative Selling Price \$740,000 - \$780,000 No median price available

## **Comparable Properties**

3 Lewis Rd HEATHCOTE 3523 (REI)   Image: 1 Image: 1   Price: \$800,000   Method: Private Sale   Date: 12/12/2017   Rooms: -   Property Type: Other (Bus - Food)	Agent Comments
79 Ralstons La AXEDALE 3551 (REI/VG) 5 2 3 Price: \$770,000 Method: Private Sale Date: 18/05/2018 Rooms: 7 Property Type: Misc Improvements Rural (no dwelling) Land Size: 161880 sqm approx	Agent Comments
197 Sheridans La KNOWSLEY 3523 (REI) 4 2 2 2 Price: \$626,626 Method: Private Sale Date: 22/11/2017 Rooms: 6 Property Type: House Land Size: 404700 sqm approx	Agent Comments

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