

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

146 Sedgwick Road, Mandurang Vic 3551

Indicative selling price

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

Range between

\$980,000

&

\$1,070,000

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	260 Mandurang Rd MANDURANG 3551	\$1,220,000	23/01/2020
2	378 Nankervis Rd MANDURANG 3551	\$1,000,000	10/07/2019
3	240 Nankervis Rd MANDURANG 3551	\$990,000	25/02/2020

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:

06/11/2020 15:16

* 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.



4 2 3

Property Type: House
Land Size: 50000 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
No median price available

“This advice does not form part of this Statement of Information * Important advice about the Median sale price: 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. “

Comparable Properties

260 Mandurang Rd MANDURANG 3551 (VG) **Agent Comments**

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Price: \$1,220,000
Method: Sale
Date: 23/01/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 40000 sqm approx

378 Nankervis Rd MANDURANG 3551 (VG) **Agent Comments**

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Price: \$1,000,000
Method: Sale
Date: 10/07/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 50000 sqm approx

240 Nankervis Rd MANDURANG 3551 (VG) **Agent Comments**

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Price: \$990,000
Method: Sale
Date: 25/02/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx