

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

239 Post Office Road, Ross Creek Vic 3351

Indicative selling price

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

Range between \$890,000 & \$920,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Ross Creek

Period - From

12/12/2023

to

11/12/2024

Source

Property Data

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	113 Taemore CI HADDON 3351	\$985,000	29/10/2024
2	5 Westgate Rd SMYTHES CREEK 3351	\$980,000	11/07/2024
3	3 Crystal Ct ROSS CREEK 3351	\$940,000	22/06/2024

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:

12/12/2024 17:06

239 Post Office Road, Ross Creek Vic 3351



Phil Petrie

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Indicative Selling Price

\$890,000 - \$920,000

Median House Price

12/12/2023 - 11/12/2024: \$890,000



4 2 3

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 19990 sqm approx

Agent Comments

Comparable Properties



113 Taamore CI HADDON 3351 (REI/VG)

Agent Comments

4 2 4

Price: \$985,000

Method: Private Sale

Date: 29/10/2024

Property Type: House

Land Size: 20234.30 sqm approx



5 Westgate Rd SMYTHES CREEK 3351 (VG)

Agent Comments

4 - -

Price: \$980,000

Method: Sale

Date: 11/07/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx



3 Crystal Ct ROSS CREEK 3351 (REI/VG)

Agent Comments

3 2 12

Price: \$940,000

Method: Private Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 22783.82 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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