

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

27 Prospectors Way, Big Hill Vic 3555

Indicative selling price

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

Range between \$540,000

&

\$560,000

Median sale price*

Median price House Unit Suburb or locality Big Hill

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	26 Prospectors Way BIG HILL 3555	\$525,000	07/01/2019
2	3 Mcinnes St BIG HILL 3555	\$522,500	18/07/2018
3	8 Correa Av KANGAROO FLAT 3555	\$502,500	21/01/2019

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.



Rooms:
Property Type: Land
Land Size: 1279 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$560,000
No median price available

Comparable Properties



26 Prospectors Way BIG HILL 3555 (REI/VG) **Agent Comments**

4 2 2

Price: \$525,000
Method: Private Sale
Date: 07/01/2019
Rooms: 5
Property Type: House
Land Size: 1518 sqm approx



3 Mcinnes St BIG HILL 3555 (REI/VG) **Agent Comments**

4 2 3

Price: \$522,500
Method: Private Sale
Date: 18/07/2018
Rooms: 6
Property Type: House
Land Size: 800 sqm approx



8 Correa Av KANGAROO FLAT 3555 (REI) **Agent Comments**

3 2 8

Price: \$502,500
Method: Private Sale
Date: 21/01/2019
Rooms: 5
Property Type: House
Land Size: 941 sqm approx