

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

290 Monahans Road, Gnarwarre Vic 3221

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

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	1950 Barrabool Rd GNARWARRE 3221	\$2,420,000	15/09/2018
2	460 Andersons Rd MOUNT MORIAC 3240	\$1,000,000	27/01/2019
3	75 McCormacks Rd GNARWARRE 3221	\$866,000	24/02/2018

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:

14/10/2019 13:47

* 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.



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
No median price available

5BR weatherboard home on property. 45.32 hectares

Comparable Properties

1950 Barrabool Rd GNARWARRE 3221 (VG) Agent Comments



Price: \$2,420,000
Method: Sale
Date: 15/09/2018
Property Type: Sheep and Cattle
Land Size: 621301 sqm approx

460 Andersons Rd MOUNT MORIAC 3240 (VG) Agent Comments



Price: \$1,000,000
Method: Sale
Date: 27/01/2019
Property Type: Cattle/Beef (Rur)
Land Size: 121566 sqm approx

75 McCormacks Rd GNARWARRE 3221 (VG) Agent Comments



Price: \$866,000
Method: Sale
Date: 24/02/2018
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 28711 sqm approx