

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

438 Nankervis Road, Mandurang Vic 3551

Indicative selling price

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

Range between

\$980,000

&

\$1,078,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mandurang

Period - From

05/05/2021

to

04/05/2022

Source

REIV

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	167 Nankervis Rd MANDURANG 3551	\$1,200,000	22/04/2022
2	47 Tannery La MANDURANG 3551	\$1,200,000	22/10/2021
3	26 Nankervis Rd MANDURANG 3551	\$1,150,000	21/10/2021

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:

05/05/2022 08:53



Property Type: Hobby Farm < 20 ha

Land Size: 18000 (approx) sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

05/05/2021 - 04/05/2022: \$1,200,000

Comparable Properties



167 Nankervis Rd MANDURANG 3551 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 22/04/2022

Property Type: House

Land Size: 20234.30 sqm approx



47 Tannery La MANDURANG 3551 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 22/10/2021

Property Type: House

Land Size: 11331.21 sqm approx



26 Nankervis Rd MANDURANG 3551 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 21/10/2021

Property Type: House

Land Size: 11533.55 sqm approx

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