Statement of Information

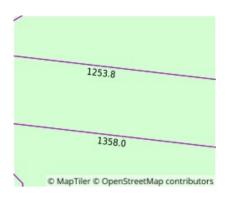
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale			
Address Including suburb or locality and postcode 602 Devondale Road, Chapple Vale Vic 3239			
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Single price \$225,000			
Median sale price*			
Median price	Property Type Subu	chapple Val	е
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 Gellibrand River Rd GELLIBRAND LOWER 3237		\$215,000	27/04/2020
2 656 Devondale Rd CHAPPLE VALE 3239		\$250,000	10/12/2019
3			
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.			
This Statement of Information was prepared on:		18/06/2020 10:30	
* 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: Mixed

Farming/Grazing (without structural

improvements)

Land Size: 415200 sqm approx

Agent Comments

Indicative Selling Price \$225,000 No median price available

Comparable Properties

Gellibrand River Rd GELLIBRAND LOWER

3237 (VG)

-



Price: \$215,000 Method: Sale Date: 27/04/2020

Property Type: Hobby Farm < 20 ha **Land Size:** 128200 sqm approx

Agent Comments



656 Devondale Rd CHAPPLE VALE 3239

(REI/VG)





Price: \$250,000 **Method:** Private Sale **Date:** 10/12/2019

Rooms: 1

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 403404 sqm approx

Agent Comments

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.

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160



