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				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$770,000	\$830,00	0		
Median sale price*				
Median price Property T	уре	Suburb	Faraday	
Period - From to	So	ource		
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		Р	rice	Date of sale
1 27 Hoopers Rd CHEWTON 3451			940,000	31/01/2025
2 24 Thornhill La ELPHINSTONE 3448			860,000	02/11/2024
3 1 Faraday School Rd FARADAY 3451		\$	770,000	06/03/2024
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:			04/03/2025 14:42	
* 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: House Land Size: 20230 sqm approx

Agent Comments

Indicative Selling Price \$770,000 - \$830,000 No median price available

Comparable Properties



27 Hoopers Rd CHEWTON 3451 (REI)

Price: \$940,000 Method: Private Sale Date: 31/01/2025 Property Type: House Land Size: 10100 sqm approx Agent Comments



24 Thornhill La ELPHINSTONE 3448 (REI/VG)

Price: \$860,000 Method: Private Sale Date: 02/11/2024 Property Type: House

Land Size: 42600 sqm approx

Agent Comments



1 Faraday School Rd FARADAY 3451 (REI/VG)

Price: \$770,000 Method: Private Sale Date: 06/03/2024 **Property Type:** House Land Size: 8550 sqm approx **Agent Comments**

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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