

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

80 Bull Hill Road, Kwarren Vic 3249

Indicative selling price

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

Single price

\$198,000

Median sale price*

Median price

Property Type

Suburb

Kwarren

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	15 Sells Rd BARONGAROOK 3249	\$255,000	26/04/2019
2	10 Bull Hill Rd KAWARREN 3249	\$228,000	29/04/2019
3	490 Roadknight Creek Rd KAWARREN 3249	\$210,000	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 18 months.~~

This Statement of Information was prepared on:

07/11/2019 10:22

* 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: Hobby Farm < 20 ha
Land Size: 12500 sqm approx
 Agent Comments

Indicative Selling Price
 \$198,000
 No median price available

Comparable Properties



15 Sells Rd BARONGAROOK 3249 (VG)

Agent Comments



Price: \$255,000
Method: Sale
Date: 26/04/2019
Property Type: Land
Land Size: 2030 sqm approx



10 Bull Hill Rd KAWARREN 3249 (VG)

Agent Comments



Price: \$228,000
Method: Sale
Date: 29/04/2019
Property Type: Hobby Farm < 20 ha
Land Size: 26100 sqm approx

490 Roadknight Creek Rd KAWARREN 3249 (VG)

Agent Comments



Price: \$210,000
Method: Sale
Date: 21/01/2019
Property Type: Hobby Farm < 20 ha
Land Size: 191468 sqm approx