



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	2 Cooks Road, Callignee Vic 3844
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Indicative selling price

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

Range between &

Median sale price*

Median price House Unit Suburb or locality

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		
2		
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.~~

* 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.



4 2 16

Rooms:

Property Type:

Land Size: 20805 sqm approx

Agent Comments

This property has an enormous 4 bed homestead on it with a fully self contained unit alongside it. It also has a massive 6 car carage 2 car carport and another massive shed with cathedral entrance that would lend itself well to a home based business STCA or a second home for extended family.

Indicative Selling Price
\$700,000 - \$770,000
No median price available

This property has an enormous 4 bed homestead on it with a fully self contained unit alongside it. It also has a massive 6 car carage 2 car carport and another massive shed with cathedral entrance that would lend itself well to a home based business STCA or a second home for extended family.

Comparable Properties

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. There is nothing to compare this property to as it not only has a fully self contained unit on site but has the potential for a wedding reception business (STCA) or 2nd home available via a massive 18m x 10.8m shed with heating, cooling, kitchenette, offices, and plumbing on site. With another large garage shed on site also (16.4m x 8.7m) it also has plenty of space for cars or toys.