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# Statement of Information

75 FACTORY ROAD, CALLIGNEE, VIC 3844

Prepared by First National Real Estate Latrobe Pty Ltd



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**75 FACTORY ROAD, CALLIGNEE, VIC 3844**  4  2  3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$595,000**

## MEDIAN SALE PRICE



**CALLIGNEE, VIC, 3844**

Suburb Median Sale Price (House)

**\$487,503**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## 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 18 months.



**25 FACTORY RD, CALLIGNEE, VIC 3844**

 3  2  3

Sale Price

**\*\$420,000**

Sale Date: 22/12/2017

Distance from Property: 397m



**240 OLD CALLIGNEE RD, CALLIGNEE, VIC 3844**

 4  2  2

Sale Price

**\$580,000**

Sale Date: 29/09/2017

Distance from Property: 1.3km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

75 FACTORY ROAD, CALLIGNEE, VIC 3844

### Indicative selling price

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Single Price:

\$595,000

### Median sale price

Median price

\$487,503

House

Unit

Suburb

CALLIGNEE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
25 FACTORY RD, CALLIGNEE, VIC 3844	*\$420,000	22/12/2017
240 OLD CALLIGNEE RD, CALLIGNEE, VIC 3844	\$580,000	29/09/2017