

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



80 SAWPIT GULLY ROAD, MOUNT







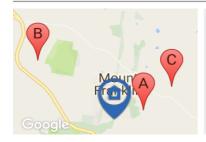
Indicative Selling Price

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

\$370,000 to \$380,000

Provided by: Rae Corris, Biggin & Scott Daylesford

SUBURB MEDIAN



MOUNT FRANKLIN, VIC, 3461

Suburb Median Sale Price (Vacant Land)

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



36 LEWIS LANE, MOUNT FRANKLIN, VIC 3461 🕮 -







Sale Price

\$290,000

Sale Date: 17/10/2016

Distance from Property: 806m





5688 MIDLAND HWY, MOUNT FRANKLIN, VIC 🕮 -







Sale Price

\$420,000

Sale Date: 01/11/2016

Distance from Property: 2.7km





475 LESLIES RD, PORCUPINE RIDGE, VIC 3461 🕮 -







Sale Price

\$385.000

Sale Date: 13/08/2016

Distance from Property: 1.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for	sale	or sale	•
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Address Including suburb and postcode	80 SAWPIT GULLY ROAD, MOUNT FRANKLIN, VIC 3461

Indicative selling price

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

Single Price / Range \$370,000 to \$380,000

Median sale price

Median price		House	Unit	Suburb	MOUNT FRANKLIN
Period	01 April 2016 to 31 March 2017		Source		ricefinder

Comparable property sales

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
36 LEWIS LANE, MOUNT FRANKLIN, VIC 3461	\$290,000	17/10/2016
5688 MIDLAND HWY, MOUNT FRANKLIN, VIC 3461	\$420,000	01/11/2016
475 LESLIES RD, PORCUPINE RIDGE, VIC 3461	\$385,000	13/08/2016

