

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 &

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	120 Mannings Rd HEPBURN SPRINGS 3461	\$955,000	16/09/2017
2	1120 Porcupine Ridge Rd PORCUPINE RIDGE 3461	\$765,000	23/07/2016
3	725 Green Gully Rd GLENLYON 3461	\$450,000	04/11/2016

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.



Indicative Selling Price
\$500,000 - \$550,000

Rooms:

Property Type: Lifestyle Acreage

Land Size: 335,500 sqm approx

Agent Comments

Vacant land , 83 acres approx. Panoramic views to east, north, west

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. * Important advice about the Median sale price: when this Statement 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



120 Mannings Rd HEPBURN SPRINGS 3461 (REI)



Agent Comments

51 Acres, lifestyle block, vacant land - views of Mt Franklin, the Pyrenees etc. Sold at auction under strong competition. Reserve: \$570,000

Price: \$955,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Land (Res)

Land Size: 51 sqm approx



1120 Porcupine Ridge Rd PORCUPINE RIDGE 3461 (REI/VG)



Agent Comments

73 Acres, lifestyle block, vacant land. Arguably superior position, superior soil quality.

Price: \$765,000

Method: Private Sale

Date: 23/07/2016

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 296900 sqm approx



725 Green Gully Rd GLENLYON 3461 (VG)



Agent Comments

85 Acres, vacant land, lifestyle block, Dirt road access. Inferior position, sold with Planning Permit

Price: \$450,000

Method: Sale

Date: 04/11/2016

Rooms: -

Property Type: Mixed Farming (Rur)

Land Size: 745988 sqm approx