

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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po y oo.									
Ac Including sub locality andpos	urb or	5880 Midland Highway, Mount Franklin Vic 3461							
Indicative selli	ng price								
For the meaning of	of this price see	consum	ner.vic.gov.au	/unde	rquoting				
Range between	\$500,000		&	\$55	0,000				
Median sale price									
Median price		House	l l	Jnit		Suburb or locality	Mount Franklin		
Period - From		to			Source	REIV			

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

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.

Account - Jellis Craig | P: 0354272800 | F: 0354272811





Price

Date of sale

Generated: 17/10/2017 15:25











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)







Price: \$955,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: Land (Res) Land Size: 51 sqm approx

Agent Comments

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



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)





Price: \$450,000 Method: Sale Date: 04/11/2016 Rooms: -

Property Type: Mixed Farming (Rur) Land Size: 745988 sqm approx

Agent Comments

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.