

Jaylee Dixon 0490035610 office@stepupproperty.com.au

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 andpostcode

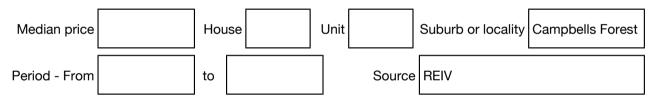
617 Oswalds Road, Campbells Forest Vic 3556

### Indicative selling price

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

Single price \$850,000

### Median sale price



### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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 - Step Up Property

propertydata

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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.



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Indicative Selling Price \$850,000

Rooms: Property Type: Agent Comments

Rural Farming Zone. 65 acres. 35sq house completed Dec 2015. Loddon Shire permit for canine kennels and boarding.

# **Comparable Properties**

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