



**Rooms:** 5  
**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 10000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$350,000

## Comparable Properties



**348 Nicholls Rd STRADBROKE 3851 (REI/VG)** Agent Comments



**Price:** \$376,000  
**Method:** Private Sale  
**Date:** 15/07/2016  
**Rooms:** -  
**Property Type:** Mixed Farming (Rur)  
**Land Size:** 404700 sqm approx

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.

## 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

360 Nicholls Road, Stradbroke Vic 3851

#### Indicative selling price

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

Single price \$350,000

#### Median sale price

Median price

House

X

Suburb or locality

Stradbroke

Period - From

to

Source

REIV

#### Comparable property sales

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