### 360 Nicholls Road, Stradbroke Vic 3851

## GRAHAM CHALMER

Mark Ventrella 0419 348 614 mventrella@chalmer.com.au





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.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

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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. 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

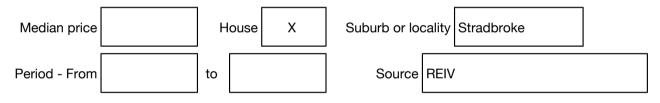
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#### Indicative selling price

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

Single price \$350,000

#### Median sale price



#### **Comparable property sales**

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