



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 200000 sqm approx

Agent Comments

Comparable Properties



65 Lathams Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 04/01/2016

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 153780 sqm approx

546 Clydebank Rd AIRLY 3851 (VG)

Agent Comments



Price: \$740,000

Method: Sale

Date: 15/07/2016

Rooms: -

Property Type: Mixed Farming/Grazing (with structural improvements)

Land Size: 654900 sqm approx



25 Newton Dr STRATFORD 3862 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 27/01/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40000 sqm approx

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

Single price

Median sale price

Median price Unit Suburb or locality
 Period - From to Source

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
65 Lathams Rd STRATFORD 3862	\$800,000	04/01/2016
546 Clydebank Rd AIRLY 3851	\$740,000	15/07/2016
25 Newton Dr STRATFORD 3862	\$490,000	27/01/2016