

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	209 Scotts Lane, Scotsburn Vic 3352
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#### Indicative selling price

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

Single price	\$1,050,000
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#### Median sale price

Median price		House		Unit		Suburb	Scotsburn
Period - From		to		Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1		
2		
3		

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**\*When this Statement of Information 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 situation 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.**



**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 163600 sqm approx

Agent Comments

With spectacular views to Mt Buninyong, this 40 acre farm-let is located in the sought after Scotsburn precinct, just a few minutes' drive to Buninyong and Ballarat, and an easy commute to both Geelong and Melbourne. The property has been well developed for all rural pursuits and incorporates 9 newly fenced and electrified paddocks - all with reticulated water supply, 4 dams - including a feature lake of approx. 30ML and a stock and domestic bore. The double brick homestead comprises a total of four bedrooms (three with ensuite bathrooms), an office, two living areas, dining room.

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.