## 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

247 Coolart Road, Tyabb Vic 3913

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$14,000,000	&	\$15,000,000				
Median sale price*							
Median price		Property Type	Subu	ırb Tyabb			
Period - From		to	Source				

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	247 Coolart Rd TYABB 3913	\$446,000	08/04/1988
2			
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

01/07/2025 14:20

\* 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 situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





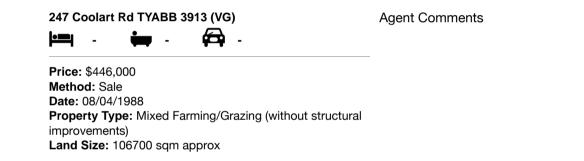


ROAD © MapTiler © OpenStreetMap contributors



Property Type: Mixed Farming/Grazing (without structural improvements) Land Size: 106700 sqm approx Agent Comments Indicative Selling Price \$14,000,000 - \$15,000,000 No median price available

# **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.

#### Account - J P Dixon Brighton | P: 03 9596 7411 | F: 03 9596 5163



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