

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

Range between &

Median sale price*

Median price Property Type Suburb

Period - From to Source

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

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 | 22 Ridge Ct LETHBRIDGE 3332 | \$1,350,000 | 29/09/2022 |
| 2 | 28 Quarry Rd LETHBRIDGE 3332 | \$1,285,000 | 20/10/2022 |
| 3 | | | |

OR

B* 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 eighteen months.

This Statement of Information was prepared on:

* 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.



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 18700 sqm approx

Agent Comments

Comparable Properties



22 Ridge Ct LETHBRIDGE 3332 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 29/09/2022

Property Type: House (Res)

Land Size: 3976 sqm approx



28 Quarry Rd LETHBRIDGE 3332 (REI/VG)

Agent Comments



Price: \$1,285,000

Method: Private Sale

Date: 20/10/2022

Property Type: Lifestyle Property (Rur)

Land Size: 20234.30 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 eighteen months.