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

46 O'Farrell Court, Cambrian Hill Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	n \$2,500,000	&	\$2,750,000				
Median sale price*							
Median price		Property Type	Suburb Cambrian Hill				
Period - From	1	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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 five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

15/04/2024 15:32

* 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: Market Garden/Horticulture (Rur) Land Size: 20000 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 No median price available

Comparable Properties

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

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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