Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Occiloi	17///	inc Estate A	genis Act 1500	
Property offered for	sale						
Address Including suburb or locality and postcode	ncluding suburb or						
Indicative selling price	ce						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$725,000							
Median sale price*		_					
Median price	P	roperty Type		Sub	ourb Princetown		
Period - From	to		So	urce			
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 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	
1 149 Centre Spur Rd COORIEMUNGLE 3268					\$677,000	20/02/2023	
2 1190 Princetown Rd COORIEMUNGLE 3268					\$610,000	12/10/2023	
3 21 Hebs Trk PRINCETOWN 3269					\$580,000	05/05/2023	
	sold within	five kilometres c	of the propert	y for sale	at fewer than thro in the last 18 mo		
This Statement of Information was prepared on: 11/06/2024 12:16							
* When this Statement of Information was prepared, publicly available information providing median sale							



^{*} 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:

Divorce/Estate/Family Transfers Land Size: 17400 sqm approx

Agent Comments

Indicative Selling Price \$725,000 No median price available

Comparable Properties



149 Centre Spur Rd COORIEMUNGLE 3268

(VG)

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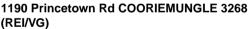


Price: \$677,000 Method: Sale Date: 20/02/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 15100 sqm approx

Agent Comments



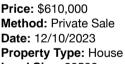








Agent Comments



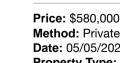
Land Size: 29530 sqm approx

21 Hebs Trk PRINCETOWN 3269 (REI/VG)





Agent Comments



Method: Private Sale Date: 05/05/2023 Property Type: House

Land Size: 9295.79 sqm approx

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