

# 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

780 Midland Highway, Mount Rowan Vic 3352

### Indicative selling price

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

Range between

\$880,000

&

\$910,000

### Median sale price\*

Median price

Property Type

Suburb

Mount Rowan

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 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	67 Howe St MINERS REST 3352	\$1,200,000	28/01/2024
2	21 Muscatel St INVERMAY 3352	\$950,000	13/05/2024
3	766 Midland Hwy MOUNT ROWAN 3352	\$855,000	21/12/2023

**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 18 months.~~

This Statement of Information was prepared on:

22/05/2024 15:20

\* 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.



 4   
  2   
  8

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 6487 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$910,000  
**No median price available**

## Comparable Properties



**67 Howe St MINERS REST 3352 (VG)**

Agent Comments

 3   
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  -

**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 28/01/2024  
**Property Type:** House (Res)  
**Land Size:** 3984 sqm approx



**21 Muscatel St INVERMAY 3352 (REI)**

Agent Comments

 4   
  1   
  4

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** House  
**Land Size:** 13600 sqm approx



**766 Midland Hwy MOUNT ROWAN 3352 (REI)**

Agent Comments

 3   
  1   
  4

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** House  
**Land Size:** 7107 sqm approx

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