

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

lot 7 Pryors Road, Scotsburn Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$300,000

&

\$325,000

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	Devonshire Rd BUNINYONG 3357	\$290,000	11/05/2022
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:

04/10/2023 11:49

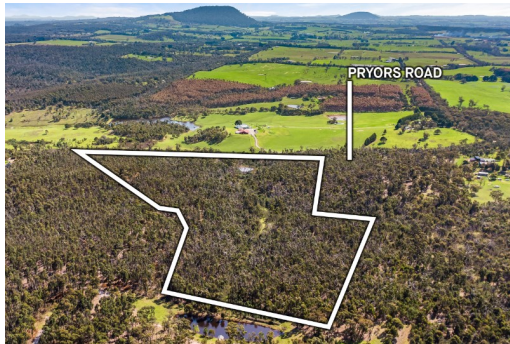
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

lot 7 Pryors Road, Scotsburn Vic 3352



John Morris
53370035
0418 543637
john@doepels.com.au

Indicative Selling Price
\$300,000 - \$325,000
No median price available



Property Type: LAND
Land Size: 17.42ha (app 43acres)
sqm approx
Agent Comments
Farming zone, lovely dam, extreme privacy

Comparable Properties

Devonshire Rd BUNINYONG 3357 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 11/05/2022
Property Type: Hobby Farm < 20 ha
Land Size: 79144 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.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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