

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

170 Blackberry Lane, Haddon Vic 3351

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$430,000 House Unit Suburb or locality Haddon

Period - From 01/10/2016 to 30/09/2017 Source REIV

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		
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.

170 Blackberry Lane, Haddon Vic 3351

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 4  3  4

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 20180 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending September 2017: \$430,000

Set within an idyllic setting of gum trees and established gardens, this picture-perfect property on 5 acres offers character and rustic charm only rarely found. The two-storey cottage features natural timbers and vaulted cathedral ceilings to create a country styled home suitable for both large and small families. The upper level comprises two spacious bedrooms, both with built in robes and one with an ensuite. Downstairs accommodation has the master bedroom with ensuite incl corner spa and fourth bedroom that would make an ideal nursery or office.

Comparable Properties

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