



**Indicative Selling Price**  
\$735,000

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 290000 sqm

Agent Comments

## Comparable Properties



**1083 FogartyS Gap Rd WALMER 3463 (REI)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 12/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 518016 sqm



**98 Parkins Reef Rd MALDON 3463 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 06/02/2016

**Rooms:** 5

**Property Type:** House

**Land Size:** 4018 sqm



**lot 2 Bridgewater Maldon Rd TARRENGOWER 3463 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 21/01/2016

**Rooms:** 3

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 546300 sqm

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Suburb or locality   
 Period - From  to  Source

**Comparable property sales**

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
1083 FogartyS Gap Rd WALMER 3463	\$640,000	12/05/2017
98 Parkins Reef Rd MALDON 3463	\$620,000	06/02/2016
lot 2 Bridgewater Maldon Rd TARRENGOWER 3463	\$570,000	21/01/2016