





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 290000 sqm Agent Comments Indicative Selling Price \$735,000

Comparable Properties

1083 FogartyS Gap Rd WALMER 3463 (REI) 4 2 2 2 Price: \$640,000 Method: Private Sale Date: 12/05/2017 Rooms: - Property Type: House Land Size: 518016 sqm	Agent Comments
98 Parkins Reef Rd MALDON 3463 (REI/VG) 98 Price: \$620,000 Method: Private Sale Date: 06/02/2016 Rooms: 5 Property Type: House Land Size: 4018 sqm	Agent Comments
Iot 2 Bridgewater Maldon Rd TARRENGOWER 3463 (REI) 2 1 2 4 4 Price: \$570,000 Method: Private Sale Date: 21/01/2016 Rooms: 3 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 546300 sqm	Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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 andpostcode

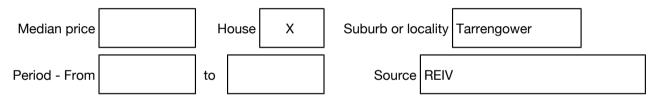
70 Treloars Road, Tarrengower Vic 3463

Indicative selling price

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

Single price \$735,000

Median sale price



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

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