

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Prope</b>	rtv	offere	ed for	sale
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Period - From

. reperty emere									
Ad- Including subtailed and post	ırb or	175 Sand Road, Durham Lead Vic 3352							
Indicative sellin	g price								
For the meaning o	f this price see	consumer.vic.gov.	au/underquoting						
Range between	\$675,000	&	\$699,000						
Median sale pri	ce*								
Median price		House	Unit	Suburb or locality	Durham Lead				
			$\neg$		<u> </u>				

#### Comparable property sales (\*Delete A or B below as applicable)

to

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.

Source

# Address of comparable property Price Date of sale 1 411 Buninyong Mount Mercer Rd DURHAM LEAD 3352 \$800,000 21/02/2017 2 132 Oloughlins Rd DURHAM LEAD 3352 \$690,000 03/10/2017 3 47 Wylies Rd GARIBALDI 3352 \$625,000 27/09/2017

#### 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.
- \* 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.

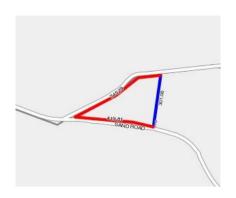
Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055





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Rooms:

**Property Type:** Hobby Farm < 20

ha (Rur)

Land Size: 80200 sqm approx

Agent Comments

Indicative Selling Price \$675,000 - \$699,000 No median price available

### Comparable Properties



411 Buninyong Mount Mercer Rd DURHAM LEAD 3352 (REI/VG)

EAD 3332 (NEI/VG

**Price:** \$800,000 **Method:** Private Sale **Date:** 21/02/2017

Rooms: -

Property Type: House Land Size: 40000 sqm approx Agent Comments









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**Price:** \$690,000 **Method:** Private Sale **Date:** 03/10/2017

Rooms: -

Property Type: House (Res) Land Size: 93077 sqm approx





47 Wylies Rd GARIBALDI 3352 (VG)

**4** - (





Price: \$625,000 Method: Sale Date: 27/09/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 79000 sqm approx

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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.

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**Agent Comments**