

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

37 Russells Road, Dereel Vic 3352

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 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 | | |
| 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.



 4
  2
  2

Indicative Selling Price
 \$410,000 - \$440,000

Rooms:
Property Type:
 Agent Comments

Offering 19 acres (approx.) of open farmland, this stunning lifestyle property enjoys beautiful vistas over the surrounding farmland! The land is well fenced into numerous paddocks, includes 2 dams and a meandering creek also runs through the property. The brick veneer home is approx. 7 years of age, comprising 4 bedrooms, 2 bathrooms, open plan meals/living, a separate lounge and the well-appointed kitchen that boasts stainless steel appliances and a dishwasher.

Comparable Properties



204 Ferrers Rd DEREEL 3352 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$440,000
Method: Private Sale
Date: 09/05/2017
Rooms: 6
Property Type: House
Land Size: 50148 sqm approx



79 Mount Mercer Dereel Rd ENFIELD 3352 (REI)

Agent Comments

 4
  1
  8

Price: \$410,000
Method: Private Sale
Date: 27/04/2017
Rooms: -
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 76609 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.