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Statement of Information

Single residential property located outside the Melbourne metropolitan area

| | | | 5 | Section 47 | AF of the Estate | Agents Act 1980 |
|--|-----------|----------------|---------|-------------|--------------------|-----------------|
| Property offered for sale |) | | | | | |
| Address 71 Including suburb or locality andpostcode | Woolnou | ughs Road, Por | cupine | Ridge Vic 3 | 3461 | |
| Indicative selling price | | | | | | |
| For the meaning of this price | e see cor | nsumer.vic.gov | .au/und | derquoting | | |
| Range between \$580,000 | | & | \$6 | 625,000 | | |
| Median sale price | | | - | | | |
| Median price | Ho | ouse | Unit | | Suburb or locality | Porcupine Ridge |
| Period - From | to | | | Source | REIV | |
| Comparable property sa | ıles (*De | elete A or B b | elow | as applica | ble) | |
| A* These are the three eighteen months the to the property for a | at the es | | | | | |
| Address of comparable property | | | | | Price | Date of sale |
| 1 289 Scotts La PORCUPINE RIDGE 3461 | | | | | \$615,000 | 21/03/2017 |
| 2 24 Patterson St DAYLESFORD 3460 | | | | | \$600,000 | 29/08/2016 |
| 3 29 Woolnoughs Rd PORCUPINE RIDGE 3461 | | | | | \$580,000 | 11/10/2016 |
| OR | | | | | | |

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.

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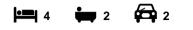
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> Indicative Selling Price \$580,000 - \$625,000





Rooms:

Property Type: Land

Land Size: 12,000 sqm approx

Agent Comments

2 Acres on one title and 3/4 acre on a 99 year lease.

Due to there being only 2 sales within this price range over the past 18 months, a Median sales price for Porcupine Ridge cannot be generated or populated in this Statement of Information.

Comparable Properties



289 Scotts La PORCUPINE RIDGE 3461

(REI/VG)

=| 3

- 1

Price: \$615,000 **Method:** Private Sale **Date:** 21/03/2017

Rooms: 4

Property Type: House

Land Size: 20235 sqm approx

Agent Comments



24 Patterson St DAYLESFORD 3460 (REI/VG)





Price: \$600,000 **Method:** Private Sale **Date:** 29/08/2016

Rooms: 4

Property Type: House

Land Size: 12141 sqm approx

Agent Comments

Agent Comments



29 Woolnoughs Rd PORCUPINE RIDGE 3461

(REI/VG)

= 3

- 2

6

Price: \$580,000 **Method:** Private Sale **Date:** 11/10/2016

Rooms: 6

Property Type: House (Res) **Land Size:** 16178 sqm approx





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