

## 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	71 Woolnoughs Road, Porcupine Ridge Vic 3461
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	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 comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

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**Indicative Selling Price**

\$580,000 - \$625,000


 4   
  2   
  2
**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)

Agent Comments

 3   
  1   
  4
**Price:** \$615,000**Method:** Private Sale**Date:** 21/03/2017**Rooms:** 4**Property Type:** House**Land Size:** 20235 sqm approx
**24 Patterson St DAYLESFORD 3460** (REI/VG)

Agent Comments

 3   
  1   
  -
**Price:** \$600,000**Method:** Private Sale**Date:** 29/08/2016**Rooms:** 4**Property Type:** House**Land Size:** 12141 sqm approx
**29 Woolnoughs Rd PORCUPINE RIDGE 3461**  
 (REI/VG)

Agent Comments

 3   
  2   
  -
**Price:** \$580,000**Method:** Private Sale**Date:** 11/10/2016**Rooms:** 6**Property Type:** House (Res)**Land Size:** 16178 sqm approx