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 of locality andpostcode

dress	517 Dean-mollongghip Road, Mollongghip Vic 3352
urb or	
tcode	

Indicative selling price

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

Range between \$	\$650,000	&	\$700,000
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Median sale price

Median price	House	Unit		Suburb or locality	Mollongghip
Period - From	to		Source	REIV	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

*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 situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

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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.

hockingstuart

phayward@hockingstuart.com.au

Indicative Selling Price

\$650,000 - \$700,000

Phil Hayward 03 5329 2517 0419 107 112





Rooms: Property Type: House (Res) Land Size: 4073 sqm approx Agent Comments

Hidden in the small country town of Mollongghip is this absolutely delightful residence. Originally used as a teacher's residence for the Mollongghip Primary School circa 1885, the renovated property now sits amongst an acre of established gardens. The spacious master bedroom offers direct garden access along with a luxury ensuite with cnr spa. Two further bedrooms with BIR's and a large study/4th bedroom complete the homes accommodation. The rear of the property offers spacious living including formal lounge and dining whilst the large timber kitchen offers the modern conveniences.

Comparable Properties

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