

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

517 Dean-mollongghip Road, Mollongghip Vic 3352

Indicative selling price

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

Range between

\$650,000

&

\$700,000

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 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.

***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.**



Rooms:

Property Type: House (Res)

Land Size: 4073 sqm approx

Agent Comments

Hidden in the small country town of Molonghip is this absolutely delightful residence. Originally used as a teacher's residence for the Molonghip 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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