

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

78 Molloys Lane, Strangways Vic 3461

Indicative selling price

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

Single price \$695,000

Median sale price*

Median price Property Type Suburb

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 18 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	323 Boundary Gully Rd WERONA 3364	\$696,000	06/10/2018
2	26 Glenluce Springs Rd VAUGHAN 3451	\$670,000	19/11/2018
3	60 Vaughan Springs Rd YAPEEN 3451	\$635,000	28/12/2018

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 18 months.~~

This Statement of Information was prepared on:

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



Property Type:
Agent Comments

Indicative Selling Price
\$695,000
No median price available

Comparable Properties



323 Boundary Gully Rd WERONA 3364 (VG)

Agent Comments



Price: \$696,000
Method: Sale
Date: 06/10/2018
Property Type: Mixed Farming (Rur)
Land Size: 38 sqm approx



26 Glenluce Springs Rd VAUGHAN 3451 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 19/11/2018
Property Type: House
Land Size: 12140.58 sqm approx



60 Vaughan Springs Rd YAPEEN 3451 (REI/VG)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 28/12/2018
Rooms: 6
Property Type: House
Land Size: 4292 sqm approx