

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Single price

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 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	60 Heritage Dr SEDGWICK 3551	\$733,000	04/10/2018
2	114 Queen St MANDURANG SOUTH 3551	\$650,000	10/05/2019
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.

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.

696 Sedgwick Road, Sedgwick Vic 3551

**Jellis
Craig**

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Indicative Selling Price

\$675,000

No median price available



 4  3  2

Rooms: 6

Property Type: House

Land Size: 80920 sqm approx

Agent Comments

Comparable Properties



60 Heritage Dr SEDGWICK 3551 (REI/VG)

Agent Comments

 5  2  2

Price: \$733,000

Method: Private Sale

Date: 04/10/2018

Rooms: 7

Property Type: Rural Residential

Land Size: 28328.02 sqm approx



114 Queen St MANDURANG SOUTH 3551 (REI/VG)

Agent Comments

 4  2  3

Price: \$650,000

Method: Private Sale

Date: 10/05/2019

Rooms: 6

Property Type: House

Land Size: 100163 sqm approx

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.

Account - Jellis Craig | P: 0354721155 | F: 0354723087



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.