

# 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

### 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  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	240 Daylesford clunes Rd BLAMPIED 3364	\$1,480,000	25/01/2021
2	203 Brandy Hot Rd EGANSTOWN 3461	\$1,209,500	17/04/2021
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.



 4   
  2   
  2+

**Property Type:** House  
**Land Size:** 62511 sqm approx  
**Agent Comments**

Formal living room, open plan kitchen/dining/lounge. Spring fed dam, approx. 5 fenced paddocks, large hay shed, livestock drinking vessels.

**Indicative Selling Price**  
 \$1,295,000 - \$1,365,000  
**No median price available**

## Comparable Properties



**240 Daylesford clones Rd BLAMPIED 3364**  
 (REI/VG)

Agent Comments

 4   
  1   
  5

**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 25/01/2021  
**Property Type:** House  
**Land Size:** 32374.90 sqm approx



**203 Brandy Hot Rd EGANSTOWN 3461**  
 (REI/VG)

Agent Comments

 3   
  1   
  4

**Price:** \$1,209,500  
**Method:** Private Sale  
**Date:** 17/04/2021  
**Property Type:** House  
**Land Size:** 70010.68 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: 03 9989 2525