

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

211 State Forest Road, Ross Creek Vic 3351

Indicative selling price

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

Single price

\$325,000

Median sale price*

Median price

House

Unit

Suburb or locality

Ross Creek

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.

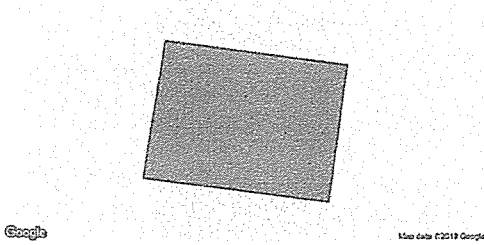
	Address of comparable property	Price	Date of sale
1	426 Sobeys Rd ROSS CREEK 3351	\$350,000	11/09/2018
2	431 Sebastopol Smythesdale Rd ROSS CREEK 3351	\$310,000	30/08/2018
3	426 Sobeys Rd ROSS CREEK 3351	\$290,000	20/09/2018

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 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 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.

211 State Forest Road, Ross Creek Vic 3351



Rooms:
Property Type: Mixed
Farming/Grazing (without structural
improvements)
Land Size: 40524 sqm approx
Agent Comments

Indicative Selling Price
\$325,000
No median price available

Comparable Properties

426 Sobeys Rd ROSS CREEK 3351 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 11/09/2018
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 121400 sqm approx

431 Sebastopol Smythesdale Rd ROSS
CREEK 3351 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 30/08/2018
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 80200 sqm approx

426 Sobeys Rd ROSS CREEK 3351 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 20/09/2018
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 80900 sqm approx