

## 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

162 Fitzgerald Road, Bullengarook Vic 3437

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$795,000

#### Median sale price\*

Median price  House  Unit  Suburb or locality Bullengarook

Period - From  to  Source

#### Comparable property sales (\*Delete A or B below as applicable)

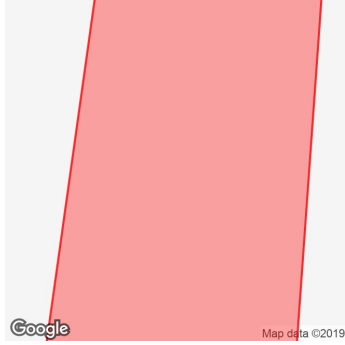
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	59 Coffeys Rd BULLENGAROOK 3437	\$1,225,000	25/02/2019
2	20 Mulcahy Rd BULLENGAROOK 3437	\$870,000	10/10/2018
3	2 Dunne Rd BULLENGAROOK 3437	\$862,000	13/10/2018

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.



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**Rooms:**  
**Property Type:** Mixed  
Farming/Grazing (without structural improvements)  
**Land Size:** 40000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$795,000  
**No median price available**

\* "This advice does not form part of this Statement of Information \* Important advice about the Median sale price: 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

## Comparable Properties

**59 Coffeys Rd BULLENGAROOK 3437 (VG)**   Agent Comments

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**Price:** \$1,225,000  
**Method:** Sale  
**Date:** 25/02/2019  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 40000 sqm approx



**20 Mulcahy Rd BULLENGAROOK 3437 (REI/VG)**   Agent Comments

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**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 10/10/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 80000 sqm approx



**2 Dunne Rd BULLENGAROOK 3437 (VG)**   Agent Comments

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**Price:** \$862,000  
**Method:** Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20000 sqm approx