

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

191 Allmans Road, Trida Vic 3953

Indicative selling price

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

Single price \$595,000

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 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	356 Grand Ridge Rd SEAVIEW 3821	\$712,600	31/08/2020
2	132 Otoolles Rd WILD DOG VALLEY 3953	\$670,000	03/02/2021
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:

14/02/2022 10:33

* 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: Mixed
 Farming/Grazing (without structural improvements)
Land Size: 298800 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000
No median price available

Comparable Properties

356 Grand Ridge Rd SEAVIEW 3821 (VG)

Agent Comments



Price: \$712,600
Method: Sale
Date: 31/08/2020
Property Type: Cattle/Beef (Rur)
Land Size: 562160 sqm approx

132 Ootoles Rd WILD DOG VALLEY 3953 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 03/02/2021
Property Type: Mixed Farming/Grazing (with structural improvements)
Land Size: 780000 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. This property is smaller than 2 comparable properties but other properties sold within 5 kms are much smaller and not comparable.