

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

61 Deep Spring Road, Eganstown Vic 3461

Indicative selling price

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

Single price \$520,000

Median sale price

Median price

House

Unit

Suburb or locality

Eganstown

Period - From

to

Source

REIV

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 | 31 Hogans La MUSK VALE 3461 | \$495,000 | 10/10/2016 |
| 2 | 9 Hurns Rd BLAMPIED 3364 | \$480,000 | 02/05/2017 |
| 3 | 9 Kinter Rd EGANSTOWN 3461 | \$480,000 | 24/12/2016 |

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.



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 6745 sqm approx

Agent Comments

There is no Median price data available for this location as of 6-10-2017.

Comparable Properties



31 Hogans La MUSK VALE 3461 (VG)

Agent Comments

3 - -

Price: \$495,000

Method: Sale

Date: 10/10/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4250 sqm approx



9 Hurns Rd BLAMPIED 3364 (REI/VG)

Agent Comments

4 2 4

Price: \$480,000

Method: Private Sale

Date: 02/05/2017

Rooms: 5

Property Type: House

Land Size: 20235 sqm approx

9 Kinter Rd EGANSTOWN 3461 (VG)

Agent Comments

3 - -

Price: \$480,000

Method: Sale

Date: 24/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 2986 sqm approx