Daniel Roberts
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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 andpostcode	1203 Princes Highway, Killarney Vic 3283

Indicative selling price

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

Range between $660,000 & $720,000

Median sale price*

Median price | ~~House~~ | ~~Unit~~ | Suburb or locality Killarney

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	47 Scenic Dr KOROIT 3282	$690,000	26/10/2017
2	295 Survey La KILLARNEY 3283	$593,000	30/01/2017
3	1447 Princes Hwy KILLARNEY 3283	$350,000	16/11/2017

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.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

1203 Princes Highway, Killarney Vic 3283

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- -

Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 25400 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $720,000
No median price available

Comparable Properties



47 Scenic Dr KOROIT 3282 (REI/VG)

4 2 6

Price: $690,000
Method: Private Sale
Date: 26/10/2017
Rooms: 5
Property Type: House
Land Size: 4047 sqm approx

Agent Comments



295 Survey La KILLARNEY 3283 (VG)

3 - -

Price: $593,000
Method: Sale
Date: 30/01/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 17200 sqm approx

Agent Comments



1447 Princes Hwy KILLARNEY 3283 (VG)

3 - -

Price: $350,000
Method: Sale
Date: 16/11/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4388 sqm approx

Agent Comments

REIV propertydata.com.au

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