

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

594 Panmure-laang Road, Laang Vic 3265

Indicative selling price

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

Single price \$399,000

Median sale price*

Median price

House

Unit

Suburb

Laang

Period - From

to

Source

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	825 Panmure Laang Rd LAANG 3265	\$542,000	14/12/2017
2	85 Heath Marsh Rd PANMURE 3265	\$520,000	07/12/2017
3	38 Coulahans Rd PANMURE 3265	\$345,000	21/12/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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.

594 Panmure-laang Road, Laang Vic 3265



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 2025 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$399,000
No median price available

Comparable Properties



825 Panmure Laang Rd LAANG 3265 (REI)

[Agent Comments](#)



Price: \$542,000
Method: Private Sale
Date: 14/12/2017
Rooms: -
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 20235 sqm approx



85 Heath Marsh Rd PANMURE 3265 (VG)

[Agent Comments](#)



Price: \$520,000
Method: Sale
Date: 07/12/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 19080 sqm approx



38 Coulahans Rd PANMURE 3265 (VG)

[Agent Comments](#)



Price: \$345,000
Method: Sale
Date: 21/12/2017
Rooms: -
Property Type: Cattle/Dairy (Rur)
Land Size: 26100 sqm approx