

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 305 Burchetts Lane, Caramut Vic 3274

Indicative selling price

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

Single price \$293,000

Median sale price*

Median price House Unit Suburb Caramut

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	4198 Hamilton Hwy CARAMUT 3274	\$253,673	03/06/2016
2	16 Brown St CARAMUT 3274	\$230,000	17/08/2017
3	12 Brown St CARAMUT 3274	\$165,000	20/10/2016

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.

305 Burchetts Lane, Caramut Vic 3274



Rooms:
Property Type: Hobby Farm < 20 ha
Land Size: 46060 sqm approx
Agent Comments

Indicative Selling Price
\$293,000
No median price available

Due to the lack of sales in Caramut and properties of this description comparable sales are unavailable.

Comparable Properties

4198 Hamilton Hwy CARAMUT 3274 (VG)

Agent Comments



Price: \$253,673
Method: Sale
Date: 03/06/2016
Rooms: -
Property Type: Mixed Farming (Rur)
Land Size: 418000 sqm approx

16 Brown St CARAMUT 3274 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 17/08/2017
Rooms: -
Property Type: Accommodation N.E.C.
Land Size: 4047 sqm approx

12 Brown St CARAMUT 3274 (VG)

Agent Comments



Price: \$165,000
Method: Sale
Date: 20/10/2016
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4351 sqm approx