



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**120 Mumfords Road,  
HESKET 3442**

Residential

  
2 beds

  
1 baths

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,560,000 - \$1,650,000**

### Median sale price

Median **Residential** for **HESKET** for period **Aug 2019 - Nov 2019**

Sourced from **Pricefinder**.

**\$1,516,000**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>114 Heskett-Boundary Road,</b> Hesket 3442	Price <b>\$1,490,000</b> Sold 26 October 2019
<b>240 Mumfords Road,</b> Hesket 3442	Price <b>\$1,605,000</b> Sold 27 October 2018
<b>1013 Romsey Road,</b> Hesket 3442	Price <b>\$1,370,000</b> Sold 05 May 2018

This Statement of Information was prepared on 2nd Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Circa Heritage and Lifestyle Property Specialists

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### Contact agents

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