

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

24 Rivetts Road, Amphitheatre Vic 3468

Indicative selling price

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

Range between \$282,000 & \$310,000

Median sale price*

Median price \$164,375 Property Type House Suburb Amphitheatre

Period - From 01/07/2018 to 30/06/2019 Source PriceFinder

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	1015 Pyrenees Hwy AMPHITHEATRE 3468	\$272,000	08/11/2018
2	1643 Pyrenees Hwy AMPHITHEATRE 3468	\$140,000	26/04/2018
3			

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.

This Statement of Information was prepared on: 16/09/2019 11:01

Terrence Morse
03 5331 3911
0447 551 657
tmorse@biggin-scott.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$282,000 - \$310,000
Median House Price *
01/07/2018 - 30/06/2019: \$164,375
* Agent calculated median

Comparable Properties



1015 Pyrenees Hwy AMPHITHEATRE 3468 (REI/VG)

Agent Comments



Price: \$272,000
Method: Private Sale
Date: 08/11/2018
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 68799 sqm approx



1643 Pyrenees Hwy AMPHITHEATRE 3468 (REI/VG)

Agent Comments



Price: \$140,000
Method: Private Sale
Date: 26/04/2018
Rooms: 5
Property Type: House
Land Size: 1400 sqm approx

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.