

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 and
postcode

65 Pleasant Valley Road Darlimurla VIC 3871

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$980,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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 18 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
380 Boolarra-Mirboo North Road Mirboo North VIC 3871	\$1,103,460	12-Jan-18
455 Clear Creek Valley Road Mirboo VIC 3871	\$800,000	10-May-19
80 Forsyth Road Narracan VIC 3824	\$950,000	02-Jul-19

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 18 months.~~

This Statement of Information was prepared on: 16 September 2019

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**380 Boolarra-Mirboo North Road
 Mirboo North VIC 3871**

3 2 6

Sold Price **\$1,103,460** Sold Date **12-Jan-18**

Distance **5.1km**



**455 Clear Creek Valley Road
 Mirboo VIC 3871**

4 2 1

Sold Price **\$800,000** Sold Date **10-May-19**

Distance **9.47km**



**80 Forsyth Road Narracan VIC
 3824**

3 - -

Sold Price **\$950,000** Sold Date **02-Jul-19**

Distance **12.76km**



**1635 Nerrena Road Dumbalk VIC
 3956**

3 1 -

Sold Price **\$900,000** Sold Date **10-Oct-18**

Distance **20.88km**



**105 Ten Mile Road Yarragon VIC
 3823**

3 2 2

Sold Price **\$1,000,000** Sold Date **14-Feb-19**

Distance **23.36km**

RS = Recent sale UN = Undisclosed Sale

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