

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

14 Knights Lane, Spring Hill Vic 3444

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price*

Median price

Property Type

Suburb

Spring Hill

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	140 Whitegum Dr WHEATSHEAF 3461	\$698,000	02/10/2019
2	31 Trentham Rd TYLDEN 3444	\$640,000	23/08/2019
3			

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.~~

This Statement of Information was prepared on:

15/01/2020 11:08

* 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.

14 Knights Lane, Spring Hill Vic 3444

**Jellis
Craig**

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Indicative Selling Price

\$630,000 - \$680,000

No median price available



 3  1  2

Rooms: 6

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 10120 sqm approx

Agent Comments

delightful rural hobby farm in a quite sought after location

Delightful country lifestyle property, freshly painted weatherboard home consisting of 3 bedrooms, bathroom, 40000 litre tank water, bore water individual paddocks

Comparable Properties



**140 Whitegum Dr WHEATSHEAF 3461
(REI/VG)**

Agent Comments

 4  2  6

Price: \$698,000

Method: Sale by Tender

Date: 02/10/2019

Property Type: House

Land Size: 17402 sqm approx



31 Trentham Rd TYLDEN 3444 (REI/VG)

Agent Comments

 4  2  4

Price: \$640,000

Method: Private Sale

Date: 23/08/2019

Property Type: House

Land Size: 5198 sqm approx

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.

Account - Jellis Craig | P: 0354272800 | F: 0354272811



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.