

# 74 acres

## Farming Zone

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

1035-1145 Anakie Road,  
MOORABOOL 3213

### Indicative selling price

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

**Range \$3,300,000 - \$3,500,000**

### Median sale price

Median **House** for **MOORABOOL** for period **Jul 2017 - Jul 2018**

Sourced from **Pricefinder**.

**\$510,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**1070 Anakie Road,**  
Lovely Banks 3213

Price **\$3,630,000** Sold 20  
February 2018

**940 - 950 Anakie Road,**  
Lovely Banks 3213

Price **\$1,200,000** Sold 30  
October 2017

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

### 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.

House



5 beds



2 baths



2 parking

### PSP Property Group

Level 1, 56-58 Wotton Street,  
Werribee VIC 3030

### Contact agents



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