

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

40 Waratah Drive, Hazelwood North Vic 3840

Indicative selling price

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

Single price \$595,000

Median sale price*

Median price

Property Type

Suburb

Hazelwood North

Period - From

to

Source

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
1	24 Kenneth Ct HAZELWOOD NORTH 3840	\$630,000	31/03/2019
2	415 Church Rd JEERALANG NORTH 3840	\$598,000	17/10/2018
3	35 Maitland Rd JEERALANG NORTH 3840	\$569,000	12/09/2018

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:

07/11/2019 13:13

* 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.



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Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20060 sqm approx

Agent Comments

Indicative Selling Price

\$595,000

No median price available

Comparable Properties



24 Kenneth Ct HAZELWOOD NORTH 3840 (VG) Agent Comments

3 - -

Price: \$630,000

Method: Sale

Date: 31/03/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 32920 sqm approx

415 Church Rd JEERALANG NORTH 3840 (VG) Agent Comments

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Price: \$598,000

Method: Sale

Date: 17/10/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx

35 Maitland Rd JEERALANG NORTH 3840 (VG)

Agent Comments

3 - -

Price: \$569,000

Method: Sale

Date: 12/09/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx