

FARM Offered for Sale

292 Darnum-Shady Creek Road Darnum VIC 3822

 4  1  3

Indicative Selling Price

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

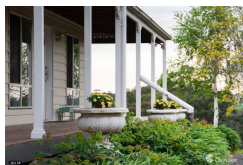
Single Price \$749,000

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

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.



235 Tripp McDonalds Road Nilma North VIC 3821

 3  1  2

Sold Price **\$680,000** Sold Date **18-Oct-18**

Distance **4km**



26 Tripp McDonalds Road Nilma North VIC 3821

 3  2  2

Sold Price **\$965,000** Sold Date **28-Mar-19**

Distance **3.13km**

RS = Recent sale

UN = Undisclosed Sale

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**153 Darnum-Shady Creek Road
Darnum VIC 3822**

 3  2  3

Sold Price **\$990,000**

Sold Date **19-May-18**

Distance **1.76km**



**229 Yarragon-Leongatha Road
Yarragon VIC 3823**

 4  2  6

Sold Price ^{RS} -

Sold Date **04-May-19**

Distance **6.38km**

May 19

CoreLogic

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