

Cate Thomas

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Indicative Selling Price

\$285,000



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Rooms:**Property Type:** Misc

Improvements Rural (no dwelling)

Land Size: 8094 sqm

Agent Comments

It is difficult to find similar past sales due to the rarity of this property. We have however a signed contract, yet to settle for 7/615 Hordern Vale Road for \$330K for the month of April and Lot 2/615 sold in 2015 for \$295K.

Comparable Properties



Lot/381 Blue Johanna Rd JOHANNA 3238
(REI)

Agent Comments

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Price: \$255,000**Method:** Private Sale**Date:** 12/04/2017**Rooms:** -**Property Type:** Land**Land Size:** 11331 sqm

3/615 Hordern Vale Rd HORDERN VALE 3238
(REI)

Agent Comments

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Price: \$230,000**Method:** Private Sale**Date:** 09/06/2015**Rooms:** -**Property Type:** Misc Improvements Rural (no dwelling)**Land Size:** 8094 sqm

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.

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

3/615 Hordern Vale Road, Hordern Vale Vic 3238

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

House

X

Suburb or locality

Hordern Vale

Period - From

to

Source

REIV

Comparable property sales

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.