greatocean properties

Cate Thomas 03 5237 7366 0458 586 540 cate@gopapollobay.com.au

> **Indicative Selling Price** \$285,000



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)



Price: \$255,000 Method: Private Sale Date: 12/04/2017

Rooms: -

Property Type: Land Land Size: 11331 sqm **Agent Comments**

Agent Comments

3/615 Hordern Vale Rd HORDERN VALE 3238

(REI)





Price: \$230,000 Method: Private Sale Date: 09/06/2015

Rooms: -

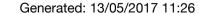
Property Type: Misc Improvements Rural (no

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.

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719









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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	
Addres Including suburb of locality andpostcod	r
Indicative selling price	
For the meaning of this price see consumer.vic.gov.au/underquoting	
Single price \$28	5,000
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.



