

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

35 Bowers Road, Moranding Vic 3764

Indicative selling price

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

Range between \$1,455,000

&

\$1,600,000

Median sale price*

Median price

Property Type

Suburb

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	10 Kilbennen Ct KILMORE 3764	\$1,650,000	19/09/2021
2	35 Leahys Rd KILMORE 3764	\$1,540,000	15/07/2021
3	15 Leahys Rd KILMORE 3764	\$1,350,000	22/04/2021

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:

17/03/2022 14:25

* 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.



4 2 10

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 78559 sqm approx

Agent Comments

Comparable Properties

10 Kilbennen Ct KILMORE 3764 (VG)

Agent Comments

3 - -

Price: \$1,650,000

Method: Sale

Date: 19/09/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 19470 sqm approx



35 Leahys Rd KILMORE 3764 (VG)

Agent Comments

3 - -

Price: \$1,540,000

Method: Sale

Date: 15/07/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 52440 sqm approx

15 Leahys Rd KILMORE 3764 (VG)

Agent Comments

4 - -

Price: \$1,350,000

Method: Sale

Date: 22/04/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40390 sqm approx