# 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

4 Roberts Road, Welshmans Reef Vic 3462

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$580,000	&	\$620,000				
Median sale price*							
Median price		Property Type	Subu	rb Welshmans Reef			
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	522 Maldon newstead Rd WELSHMANS REEF 3462	\$610,000	22/05/2024
2	493 Maldon Newstead Rd WELSHMANS REEF 3462	\$620,000	06/02/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

25/06/2025 18:37

\* 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.



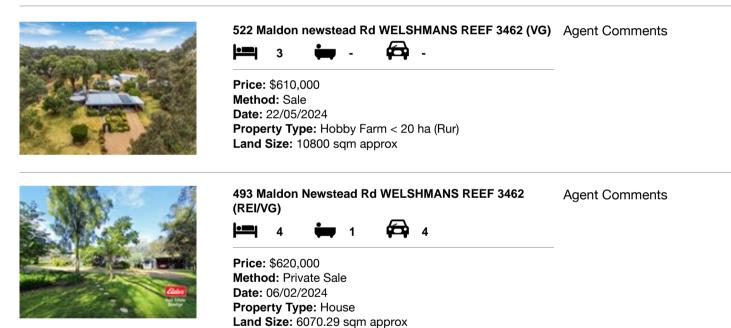


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**Property Type:** House Land Size: 17353 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$620,000 No median price available

# **Comparable Properties**



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 eighteen months.

# Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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