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Section 47AF of the Estate Agents Act 1980

FARM Offered for Sale

208 Tomkins Lane Osbornes Flat VIC 3691



Indicative Selling Price

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

Single Price \$659,000

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 3 properties sold within 5 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.



545 Osbornes Flat Road Osbornes Flat VIC 3691



Sold Price **\$729,000** Sold Date **28-Mar-18**

Distance **2.22km**

191 Mahon Lane Osbornes Flat VIC 3691



Sold Price **\$635,000** Sold Date **07-Aug-17**

Distance **2.84km**



267 Mahon Lane Osbornes Flat VIC 3691



Sold Price **\$485,000** Sold Date **06-Dec-17**

Distance **3.38km**

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