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	9 Swamp Road, Dereel Vic 3352

Indicative selling price

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

Range between $425,000 & $465,000

Median sale price

Median price $625,000 Property Type House Suburb Dereel

Period - From 13/11/2023 to 12/11/2024 Source REIV

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 eighteen 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		
2		
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: 13/11/2024 09:57

9 Swamp Road, Dereel Vic 3352



3 1 5

Rooms: 7
Property Type: House
Land Size: 2024 sqm approx

Agent Comments

Indicative Selling Price
$425,000 - $465,000
Median House Price
13/11/2023 - 12/11/2024: $625,000

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 - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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