

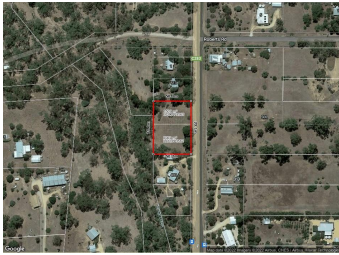
STATEMENT OF INFORMATION

511 MALDON-NEWSTEAD ROAD, WELSHMANS REEF, VIC 3462

PREPARED BY LYN ORR, STOCKDALE & LEGGO DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



511 MALDON-NEWSTEAD ROAD,



Indicative Selling Price

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

Single Price: \$180,000

Provided by: Lyn Orr, Stockdale & Leggo Daylesford

MEDIAN SALE PRICE



WELSHMANS REEF, VIC, 3462

Suburb Median Sale Price (Vacant Land)

01 October 2021 to 30 September 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



19 GARLEPP RD, WELSHMANS REEF, VIC 3462



Sale Price

\$195,000

Sale Date: 04/10/2022

Distance from Property: 187m



506 MALDON-NEWSTEAD RD, WELSHMANS



Sale Price

\$240,000

Sale Date: 06/03/2021

Distance from Property: 145m



498 MALDON-NEWSTEAD RD, WELSHMANS



Sale Price

\$155,000

Sale Date: 15/04/2021

Distance from Property: 55m



This report has been compiled on 16/12/2022 by Stockdale & Leggo Daylesford. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

511 MALDON-NEWSTEAD ROAD, WELSHMANS REEF, VIC 3462

Indicative selling price

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

Single Price:

\$180,000

Median sale price

Median price

Property type

Vacant Land

Suburb

WELSHMANS REEF

Period

01 October 2021 to 30 September 2022

Source

pricefinder

Comparable property sales

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

19 GARLEPP RD, WELSHMANS REEF, VIC 3462	\$195,000	04/10/2022
506 MALDON-NEWSTEAD RD, WELSHMANS REEF, VIC 3462	\$240,000	06/03/2021
498 MALDON-NEWSTEAD RD, WELSHMANS REEF, VIC 3462	\$155,000	15/04/2021

This Statement of Information was prepared on:

16/12/2022