

Reach more buyers. Get a higher price.

# STATEMENT OF INFORMATION

10 REDBYRNE COURT, GRAHAMVALE, VIC 3631

PREPARED BY HOLLIE WOOD, SHEPPARTON REAL ESTATE, PHONE: 0455588386



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 10 REDBYRNE COURT, GRAHAMVALE, 🕮 - 🕒 -







**Indicative Selling Price** 

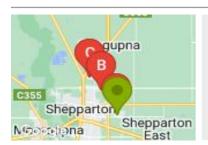
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$1,100,000 to \$1,200,000

Provided by: Hollie Wood, Shepparton Real Estate

## **MEDIAN SALE PRICE**



# **GRAHAMVALE, VIC, 3631**

**Suburb Median Sale Price (Vacant Land)** 

01 April 2023 to 31 March 2024

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.



2 KOOYONG CRT, GRAHAMVALE, VIC 3631







Sale Price

\$1,775,000

Sale Date: 05/03/2024

Distance from Property: 413m





6 LINDA CRT, SHEPPARTON, VIC 3630









Sale Price

\$1,300,000

Sale Date: 22/02/2023

Distance from Property: 3.5km





6-8 PENINSULA DR, SHEPPARTON NORTH,







**Sale Price** 

\$1,305,000

Sale Date: 15/09/2023

Distance from Property: 5.3km



This report has been compiled on 19/06/2024 by Shepparton Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

# 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

10 REDBYRNE COURT, GRAHAMVALE, VIC 3631

### Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

### Median sale price

Median price		Property type	Vacant Land		Suburb	GRAHAMVALE
Period	01 April 2023 to 31 March 2024		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
2 KOOYONG CRT, GRAHAMVALE, VIC 3631	\$1,775,000	05/03/2024
6 LINDA CRT, SHEPPARTON, VIC 3630	\$1,300,000	22/02/2023
6-8 PENINSULA DR, SHEPPARTON NORTH, VIC 3631	\$1,305,000	15/09/2023

This Statement of Information was prepared on:

19/06/2024

