

# STATEMENT OF INFORMATION

56 GODFREY STREET, WEDDERBURN, VIC 3518 PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 56 GODFREY STREET, WEDDERBURN, VIC≡ 2 ⊕ 1 ⇔ 2







**Indicative Selling Price** 

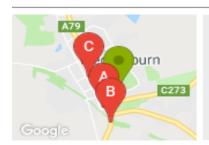
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$145,000.00

Provided by: Lois De Jong, Bendigo Property Plus

#### **MEDIAN SALE PRICE**



# WEDDERBURN, VIC, 3518

**Suburb Median Sale Price (House)** 

\$157,500

01 April 2018 to 31 March 2019

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.



#### 24 REDE ST, WEDDERBURN, VIC 3518







Sale Price

\$182,000

Sale Date: 16/02/2019

Distance from Property: 313m





## 1 ST ARNAUD RD, WEDDERBURN, VIC 3518









Sale Price

\$422,000

Sale Date: 21/12/2018

Distance from Property: 474m





#### 11 CHAPEL ST, WEDDERBURN, VIC 3518







Sale Price

\$115.000

Sale Date: 28/11/2018

Distance from Property: 437m



# 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.

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Address Including suburb and postcode 56 GODFREY STREET, WEDDERBURN, VIC 3518
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#### Indicative selling price

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Single Price: \$145,000.00	Single Price:	\$145,000.00
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#### Median sale price

Median price	ian price \$157,500 House X		Unit	Sub	ourb	WEDDERBURN	
Period	01 April 2018 to 31 March 2019			Source		рі	ricefinder

#### 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
24 REDE ST, WEDDERBURN, VIC 3518	\$182,000	16/02/2019
1 ST ARNAUD RD, WEDDERBURN, VIC 3518	\$422,000	21/12/2018
11 CHAPEL ST, WEDDERBURN, VIC 3518	\$115,000	28/11/2018

