

Clark & Co



STATEMENT OF INFORMATION

WALHALLA ROAD, MATLOCK, VIC 3723

PREPARED BY GLENN MARTIN, CLARK & CO, PHONE: 0427752619

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



WALHALLA ROAD, MATLOCK, VIC 3723

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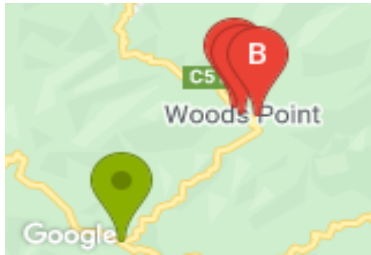
Indicative Selling Price

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

Price Range: \$258,000 to \$283,000

Provided by: Glenn Martin, Clark & Co

MEDIAN SALE PRICE



MATLOCK, VIC, 3723

Suburb Median Sale Price (Other)

01 October 2020 to 30 September 2021

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.



32 SCOTT ST, WOODS POINT, VIC 3723

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Sale Price

\$0

Sale Date: 09/07/2021

Distance from Property: 4.8km



35 COSTER ST, WOODS POINT, VIC 3723

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Sale Price

\$0

Sale Date: 10/11/2020

Distance from Property: 5.1km



22 BRIDGE ST, WOODS POINT, VIC 3723

12 7 -

Sale Price

***\$450,000**

Sale Date: 23/06/2021

Distance from Property: 4.8km



This report has been compiled on 25/11/2021 by Clark & Co. Property Data Solutions Pty Ltd 2021 - 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.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb
Period Source

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

Address of comparable property	Price	Date of sale
32 SCOTT ST, WOODS POINT, VIC 3723	\$0	09/07/2021
35 COSTER ST, WOODS POINT, VIC 3723	\$0	10/11/2020
22 BRIDGE ST, WOODS POINT, VIC 3723	*\$450,000	23/06/2021

This Statement of Information was prepared