

STATEMENT OF INFORMATION

403 OTTREYS SCRUB ROAD, WALMER, VIC 3463
PREPARED BY DI SELWOOD, PROPERTY PLUS REAL ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



403 OTTREYS SCRUB ROAD, WALMER, 🕮 - 🧁 -







Indicative Selling Price

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

Price Range:

\$1,250,000 to \$1,350,000

Provided by: Di Selwood, Property Plus Real Estate Agents

MEDIAN SALE PRICE



WALMER, VIC, 3463

Suburb Median Sale Price (House)

\$872,000

01 July 2021 to 30 June 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.



22 GRIFFITHS LANE, BARKERS CREEK, VIC







Sale Price

\$1,098,000

Sale Date: 17/06/2022

Distance from Property: 5.1km



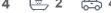


9 HAMILTONS LANE, MUCKLEFORD, VIC 3451 🕮 4 🕒 2









Sale Price

\$1,245,000

Sale Date: 18/03/2022

Distance from Property: 9.8km





394 OTTREYS SCRUB RD, WALMER, VIC 3463







Sale Price

\$1.635.000

Sale Date: 15/10/2021

Distance from Property: 752m



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

403 OTTREYS SCRUB ROAD, WALMER, VIC 3463

Indicative selling price

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

Price Range: \$1,250,000 to \$1,350,000

Median sale price

Median price	\$872,000	Property type	House	Suburb	WALMER
Period	01 July 2021 to 30 June 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
22 GRIFFITHS LANE, BARKERS CREEK, VIC 3451	\$1,098,000	17/06/2022
9 HAMILTONS LANE, MUCKLEFORD, VIC 3451	\$1,245,000	18/03/2022
394 OTTREYS SCRUB RD, WALMER, VIC 3463	\$1,635,000	15/10/2021

This Statement of Information was prepared on:

30/08/2022

