

GOLDBANK

REAL ESTATE GROUP

REAL ESTATE GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 CURRAWONG CLOSE, NEERIM SOUTH, 🕮 - 🕒 - 😂 -





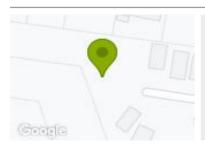
Indicative Selling Price

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

Price Range:

Provided by: Rattan Sekhon, Goldbank Real Estate Group

MEDIAN SALE PRICE



NEERIM SOUTH, VIC, 3831

Suburb Median Sale Price (Vacant Land)

\$300,000

01 January 2023 to 31 December 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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 sal	е
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Including subu	ddress irb and stcode	13 CURRAWONG CLOSE, NEERIM SOUTH, VIC 3831								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Price Range:										
Median sale price										
Median price	\$300	,000	Property type	;	Vacant Land		Suburb	NEERIM SOUTH		
Period	01 January 2023 to 31 December 2023			Source		pricefinder				

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

05/03/2024

