

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 Corins Crescent Newlands Arm VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$219,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$126,000

Property type

Land

Suburb

Newlands Arm

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

99 Birrells Road Newlands Arm VIC 3875	\$220,000	15-Jul-19
33 Simpsons Drive Newlands Arm VIC 3875	\$248,500	16-May-19
310 Lake Victoria Road Eagle Point VIC 3878	\$290,000	20-Nov-19

OR

B* ~~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: 27 December 2019



99 Birrells Road Newlands Arm VIC 3875

Sold Price

\$220,000

Sold Date

15-Jul-19



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Distance

0.56km



33 Simpsons Drive Newlands Arm VIC 3875

Sold Price

\$248,500

Sold Date

16-May-19



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Distance

2km



310 Lake Victoria Road Eagle Point VIC 3878

Sold Price

^{RS} **\$290,000** ^{UN}

Sold Date

20-Nov-19



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Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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