

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 33-49 MCLEANS ROAD, LITTLE RIVER, VIC 4 2 5 6







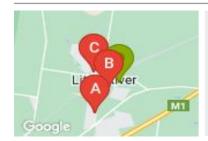
**Indicative Selling Price** 

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

Price Range:

\$2,300,000

### **MEDIAN SALE PRICE**



## LITTLE RIVER, VIC, 3211

**Suburb Median Sale Price (House)** 

\$850,000

01 July 2022 to 30 June 2023

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



45 SHAWS RD, LITTLE RIVER, VIC 3211







Sale Price

\$2,325,000

Sale Date: 27/11/2022

Distance from Property: 2.2km





86-104 FLINDERS ST, LITTLE RIVER, VIC 3211









Sale Price

\$2,500,000

Sale Date: 22/05/2022

Distance from Property: 609m





40 YOU YANGS RD, LITTLE RIVER, VIC 3211









Sale Price

\*\$2,250,000

Sale Date: 03/03/2023

Distance from Property: 1.5km



## Statement of Information

# Single residential property located in 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 in 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

	Add	ress
Including	suburb	and
	posto	ode

33-49 MCLEANS ROAD, LITTLE RIVER, VIC 3211

### Indicative selling price

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

Price Range:	\$2,300,000
Price Range:	\$2,300,000

### Median sale price

Median price	\$850,000	Property type	House	Sul	uburb	LITTLE RIVER
Period	d 01 July 2022 to 30 June 2023		Source		pricefinder	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
45 SHAWS RD, LITTLE RIVER, VIC 3211	\$2,325,000	27/11/2022
86-104 FLINDERS ST, LITTLE RIVER, VIC 3211	\$2,500,000	22/05/2022
40 YOU YANGS RD, LITTLE RIVER, VIC 3211	*\$2,250,000	03/03/2023

This Statement of Information was prepared on:

25/08/2023

