

STATEMENT OF INFORMATION

4 CREASEY COURT, VECTIS, VIC 3401 PREPARED BY ANDREW SEERS, AARON LEWIS PROPERTY AGENTS



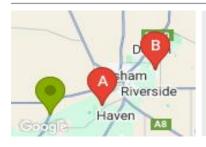
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Provided by: Andrew Seers, Aaron Lewis Property Agents

MEDIAN SALE PRICE



VECTIS, VIC, 3401

Suburb Median Sale Price (House)

\$880,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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

-	2 TULGANY CRT, HAVEN, VIC 3401	<u> </u>	2	🔂 2
	Sale Price \$920,000 Sale Date: 23/05/2024 Distance fr	rom Prope	rty: 5.6km	
	59 ROGERSONS RD, RIVERSIDE, VIC 3401	4	ھ	2
	Sale Price \$935,000 Sale Date: 25/06/2024			

Harcourts

Distance from Property: 12km

This report has been compiled on 17/02/2025 by Aaron Lewis Property Agents. Property Data Solutions Pty Ltd 2025 - 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.

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

4 CREASEY COURT, VECTIS, VIC 3401

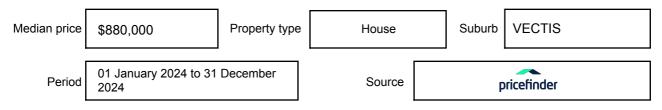
Indicative selling price

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

Single Price:

\$949,000

Median sale price



Comparable property sales

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

Address of comparable property	Price	Date of sale	
2 TULGANY CRT, HAVEN, VIC 3401	\$920,000	23/05/2024	
59 ROGERSONS RD, RIVERSIDE, VIC 3401	\$935,000	25/06/2024	

This Statement of Information was prepared on: 1

17/02/2025

