

# STATEMENT OF INFORMATION

285 STOCKDALE-FERNBANK ROAD, STOCKDALE, VIC 3862

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**285 STOCKDALE-FERNBANK ROAD,**

 3  1  3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$322,000 to \$354,000**

## MEDIAN SALE PRICE




**STOCKDALE, VIC, 3862**

**Suburb Median Sale Price (House)**

**\$450,000**

01 January 2018 to 31 December 2018

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.



**1855 BENGWORDEN RD, BENGWORDEN, VIC**

 3  1  4

**Sale Price**

**\$336,000**

Sale Date: 14/12/2018

Distance from Property: 26km



**5285 TRARALGON-MAFFRA RD, TINAMBA, VIC**

 3  1  2

**Sale Price**

**\$325,000**

Sale Date: 05/12/2018

Distance from Property: 33km



**177 THREE CHAIN RD, MAFFRA, VIC 3860**

 3  2  4

**Sale Price**

**\$325,000**

Sale Date: 17/10/2018

Distance from Property: 26km



This report has been compiled on 08/02/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**45 HOLTS LANE, BUNDALAGUAH, VIC 3851**

3 1 2

Sale Price

**\$337,500**

Sale Date: 06/08/2017

Distance from Property: 31km



**208 MEWBURN PARK RD, TINAMBA, VIC 3859**

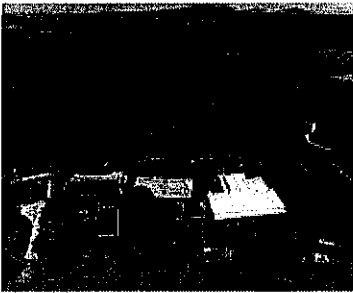
3 2 2

Sale Price

**\$345,000**

Sale Date: 15/08/2016

Distance from Property: 31km



**17 LLEWELYN CRT, BAIRNSDALE, VIC 3875**

4 2 2

Sale Price

**\$370,000**

Sale Date: 21/04/2017

Distance from Property: 31km



**4 HOWITT CRT, LINDENOW, VIC 3865**

4 2 2

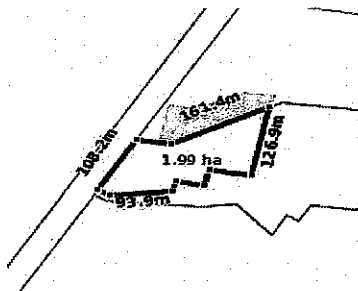
Sale Price

**\$340,000**

Sale Date: 24/03/2017

Distance from Property: 19km





**785 LINDENOW-MEERLIEU RD,**

3 - -

**Sale Price**

**\$320,000**

Sale Date: 17/10/2018

Distance from Property: 18km



**5826 TRARALGON-MAFFRA RD, MAFFRA, VIC**

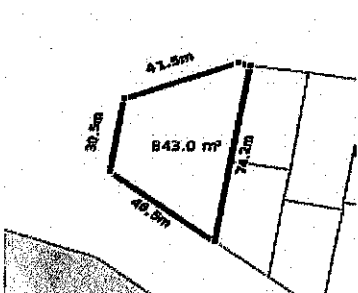
3 1 2

**Sale Price**

**\$365,000**

Sale Date: 09/06/2018

Distance from Property: 29km



**2 BLACKBURN ST, STRATFORD, VIC 3862**

3 - -

**Sale Price**

**\$340,000**

Sale Date: 21/12/2017

Distance from Property: 21km



**104 FREESTONE CREEK RD, BRIAGOLONG, VIC**

3 2 4

**Sale Price**

**\$325,000**

Sale Date: 05/09/2017

Distance from Property: 14km



**230 INVERBROOM RD, STRATFORD, VIC 3862**

3 1 -

**Sale Price**

**\$345,000**

Sale Date: 25/08/2017

Distance from Property: 22km



## 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](http://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](http://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

285 STOCKDALE-FERNBANK ROAD, STOCKDALE, VIC 3862

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$322,000 to \$354,000

### Median sale price

Median price

\$450,000

House

☒

Unit

☐

Suburb

STOCKDALE

Period

01 January 2018 to 31 December 2018

Source



### 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
1855 BENGWORDEN RD, BENGWORDEN, VIC 3875	\$336,000	14/12/2018
5285 TRARALGON-MAFFRA RD, TINAMBA, VIC 3859	\$325,000	05/12/2018
177 THREE CHAIN RD, MAFFRA, VIC 3860	\$325,000	17/10/2018

785 LINDENOW-MEERLIEU RD, BENGWORDEN, VIC 3875	\$320,000	17/10/2018
5826 TRARALGON-MAFFRA RD, MAFFRA, VIC 3860	\$365,000	09/06/2018
2 BLACKBURN ST, STRATFORD, VIC 3862	\$340,000	21/12/2017
104 FREESTONE CREEK RD, BRIAGOLONG, VIC 3860	\$325,000	05/09/2017
230 INVERBROOM RD, STRATFORD, VIC 3862	\$345,000	25/08/2017
45 HOLTS LANE, BUNDALAGUAH, VIC 3851	\$337,500	06/08/2017
208 MEWBURN PARK RD, TINAMBA, VIC 3859	\$345,000	15/08/2016
17 LLEWELYN CRT, BAIRNSDALE, VIC 3875	\$370,000	21/04/2017
4 HOWITT CRT, LINDENOW, VIC 3865	\$340,000	24/03/2017