

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

20 SARENA PARADE, ROBERTSONS BEACH, VIC 3971

Indicative selling price

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

Price Range: \$450,000 to \$470,000

Median sale price

Median price

\$350,000

Property type

House

Suburb

ROBERTSONS
BEACH

Period

01 April 2022 to 31 March 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: 20/06/2023



STATEMENT OF INFORMATION

20 SARENA PARADE, ROBERTSON'S BEACH, VIC 3971
PREPARED BY TARRA REAL ESTATE, 167 COMMERCIAL ROAD YARRAM



COMPARATIVE MARKET ANALYSIS

20 SARENA PARADE, ROBERTSON'S BEACH, VIC 3971

PREPARED BY TARRA REAL ESTATE, 187 COMMERCIAL ROAD YARRAM



Susan m & Haydn d Ross
20 Sarena Parade
Robertsons Beach, VIC, 3971

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Tarra Real Estate
167 Commercial Road Yarram
Email: ian.seed@tarrarealestate.com.au
Phone: 0436036646

20 SARENA PARADE, ROBERTSONS BEACH, VIC 3971



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
 RPD: 16//LP33634 (8280303)

 3  1  4

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: WELLINGTON SHIRE

Features: Build Yr: 1993, Wall Type: Plaster, Roof Type: Iron, Storeys: 2, Double Storey, Highset, Contemporary, Deck, Garage, Built in Robes, Scenic Views, Water Frontage, Entertainment Area, Fully Fenced, Shed/s, Main Rooms: 2

Area: 729 m²

Area \$/m²: \$36

Water/Sewerage:

Property ID: 4253082 / VIC5482060

UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 26,000	17/09/1991	PARKER	727 m²	Normal Sale	No
\$ 7,000	01/01/1988		0 m²	Normal Sale	No
\$ 2,700	02/08/1982	MARRIAGE; MARRIAGE	727 m²	Normal Sale	No
\$ 1,750	17/05/1976	TINSON	727 m²	Normal Sale	No

**Prep - 6**

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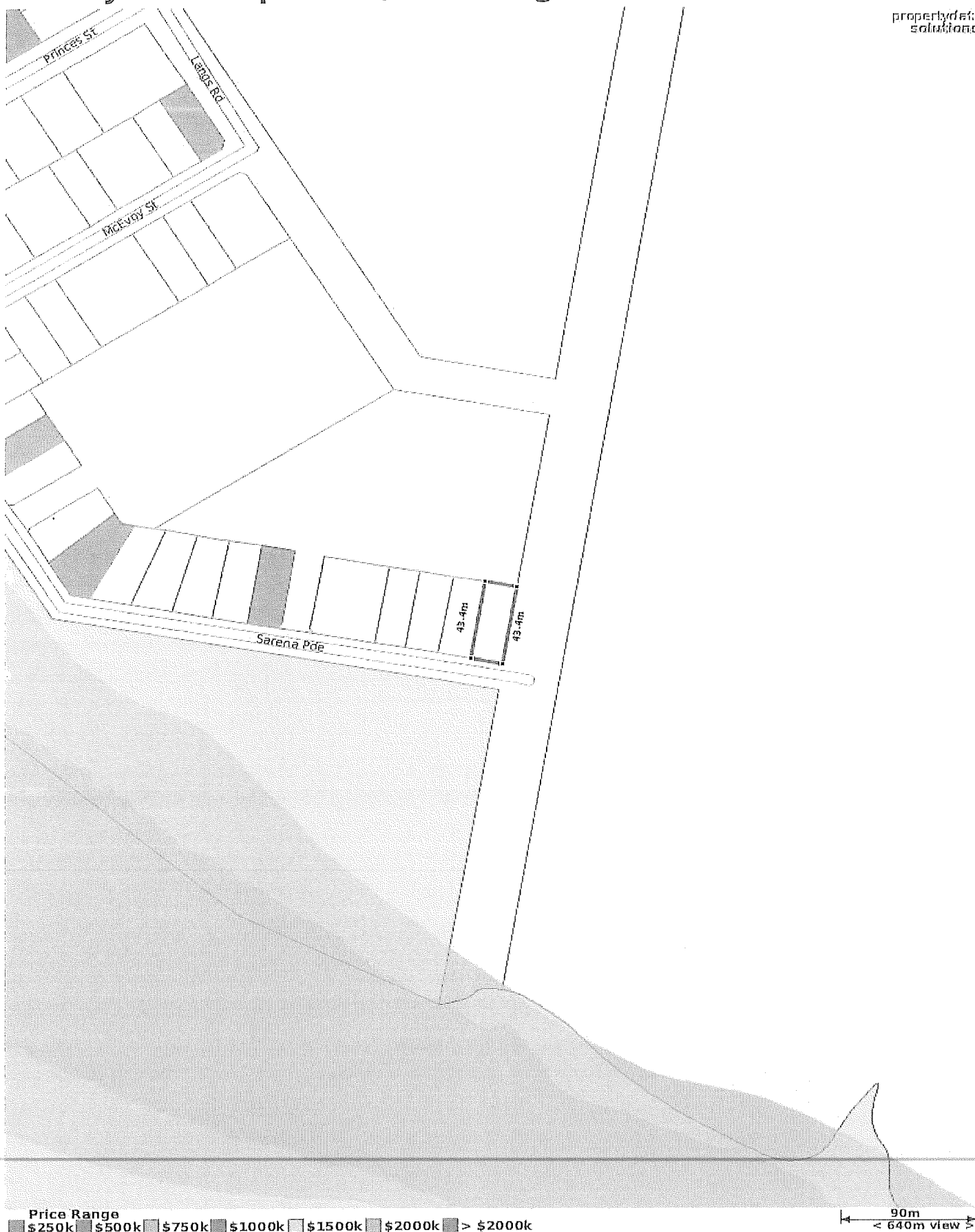
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Co-ed



Nearby Sold Properties (Price Range)

propertydata
solutions

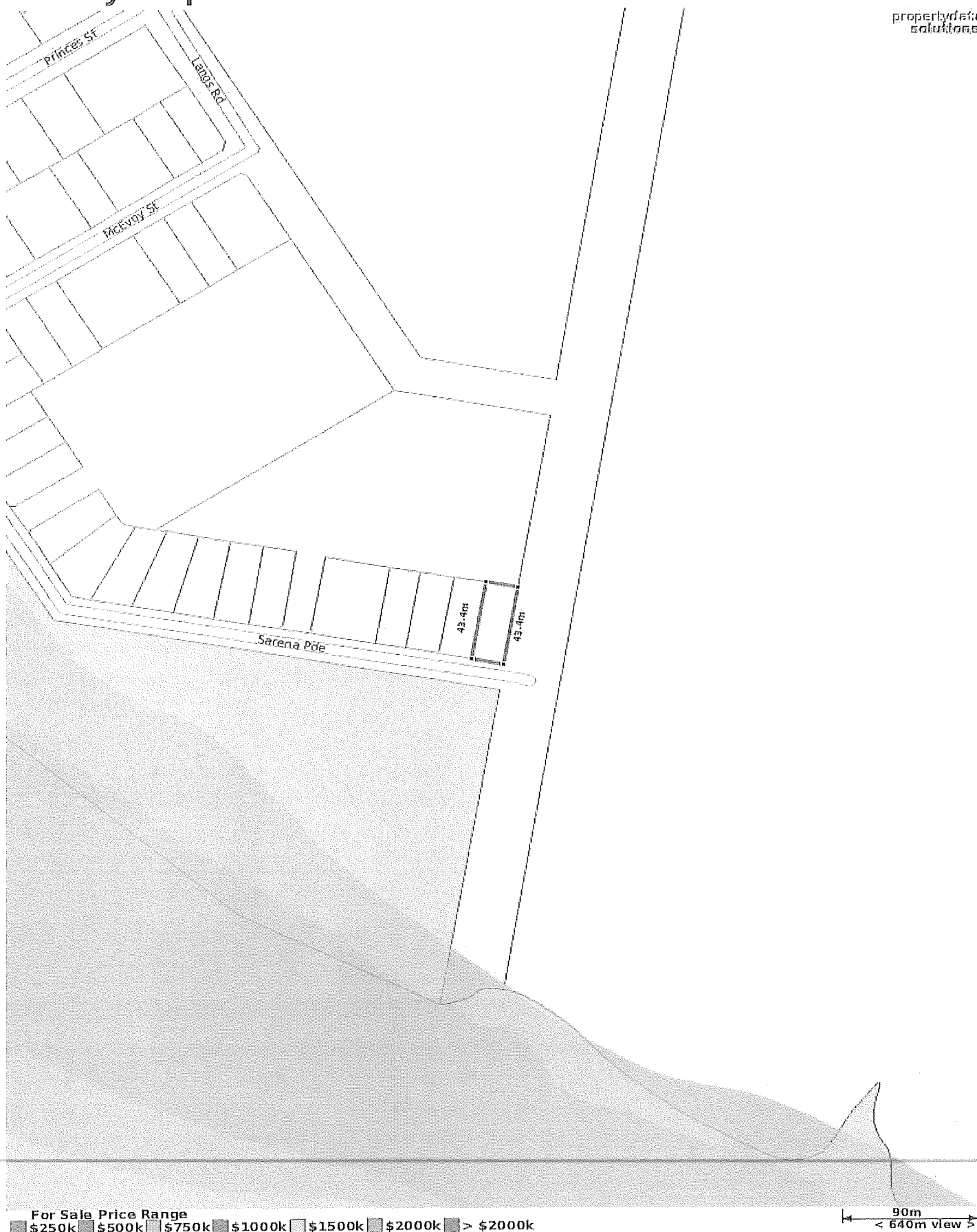


Nearby Sold Properties (Sale Date)



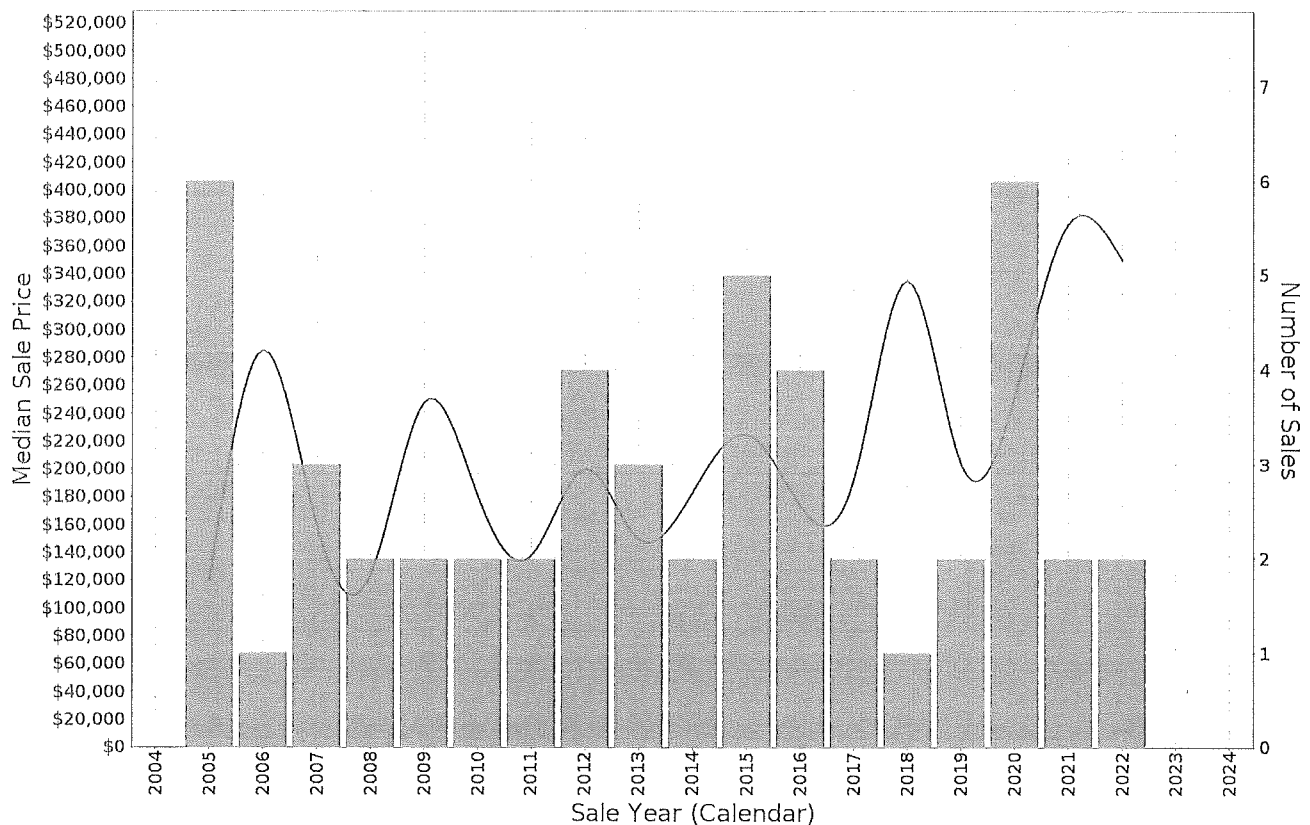
Nearby Properties For Sale

propertydata
solutions

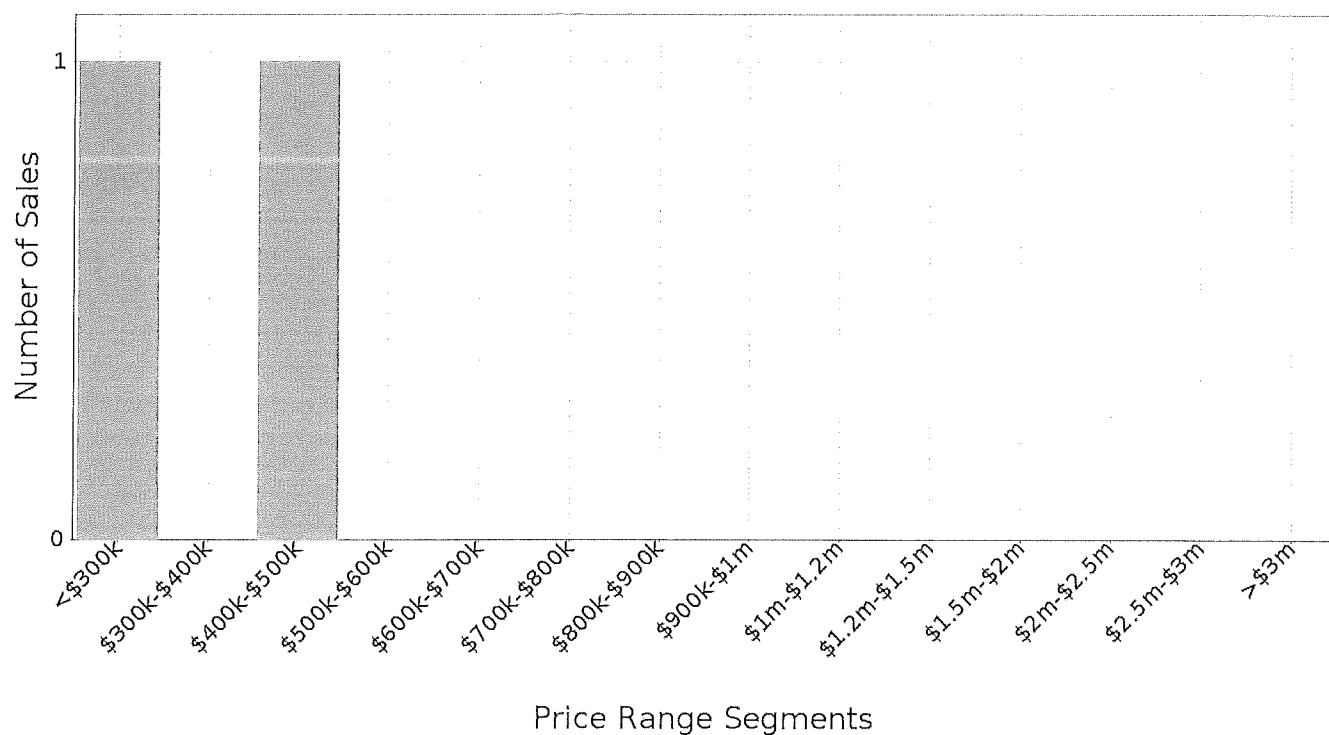


Sales & Growth Chart (House)

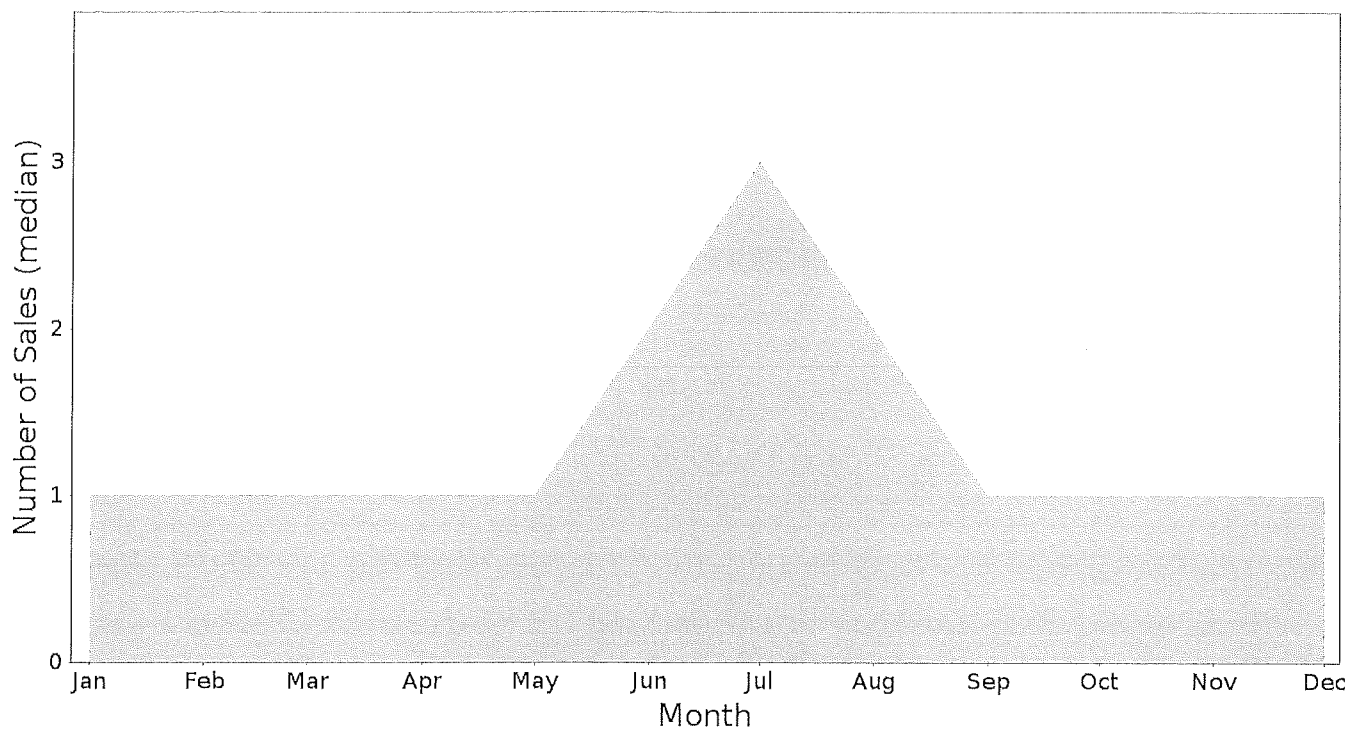
Year	No. of Sales	Average	Median	Growth	Low	High
2005	6	\$ 128,250	\$ 120,000		\$ 57,000	\$ 205,500
2006	1	\$ 285,000	\$ 285,000	137.5 %	\$ 285,000	\$ 285,000
2007	3	\$ 156,667	\$ 160,000	-43.9 %	\$ 110,000	\$ 200,000
2008	2	\$ 123,750	\$ 123,750	-22.7 %	\$ 95,000	\$ 152,500
2009	2	\$ 247,500	\$ 247,500	100.0 %	\$ 150,000	\$ 345,000
2010	2	\$ 181,000	\$ 181,000	-26.9 %	\$ 170,000	\$ 192,000
2011	2	\$ 137,500	\$ 137,500	-24.0 %	\$ 85,000	\$ 190,000
2012	4	\$ 193,750	\$ 200,000	45.5 %	\$ 105,000	\$ 270,000
2013	3	\$ 165,000	\$ 150,000	-25.0 %	\$ 100,000	\$ 245,000
2014	2	\$ 183,000	\$ 183,000	22.0 %	\$ 176,000	\$ 190,000
2015	5	\$ 202,600	\$ 225,000	23.0 %	\$ 125,000	\$ 250,000
2016	4	\$ 180,125	\$ 174,000	-22.7 %	\$ 125,000	\$ 247,500
2017	2	\$ 192,500	\$ 192,500	10.6 %	\$ 175,000	\$ 210,000
2018	1	\$ 335,000	\$ 335,000	74.0 %	\$ 335,000	\$ 335,000
2019	2	\$ 204,000	\$ 204,000	-39.1 %	\$ 190,000	\$ 218,000
2020	6	\$ 222,417	\$ 251,250	23.2 %	\$ 97,000	\$ 275,000
2021	2	\$ 375,500	\$ 375,500	49.5 %	\$ 302,000	\$ 449,000
2022	2	\$ 350,000	\$ 350,000	-6.8 %	\$ 290,000	\$ 410,000
2023	0					



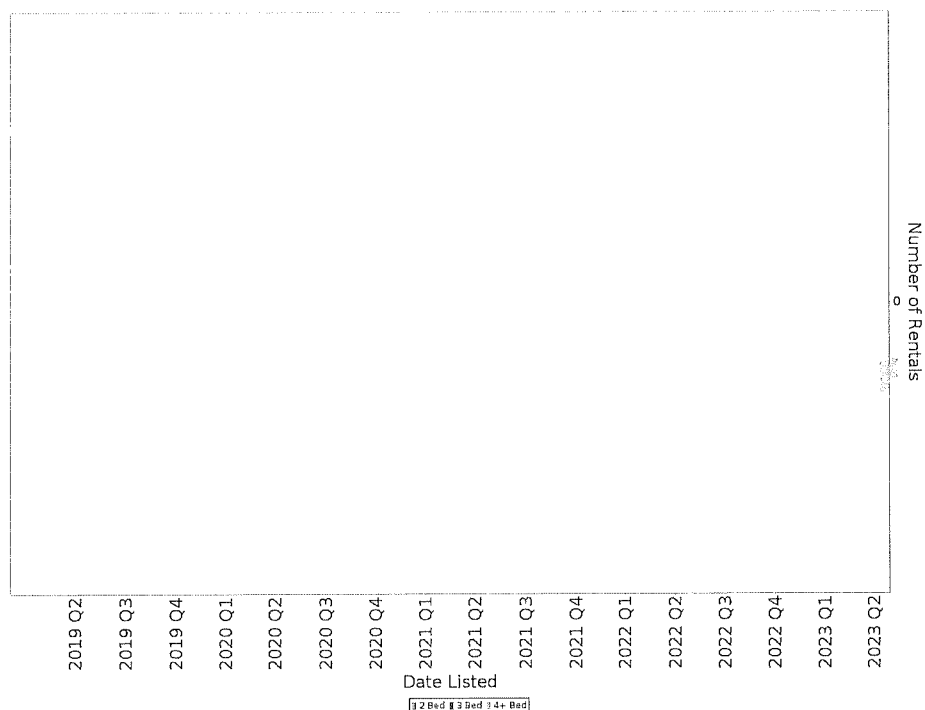
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

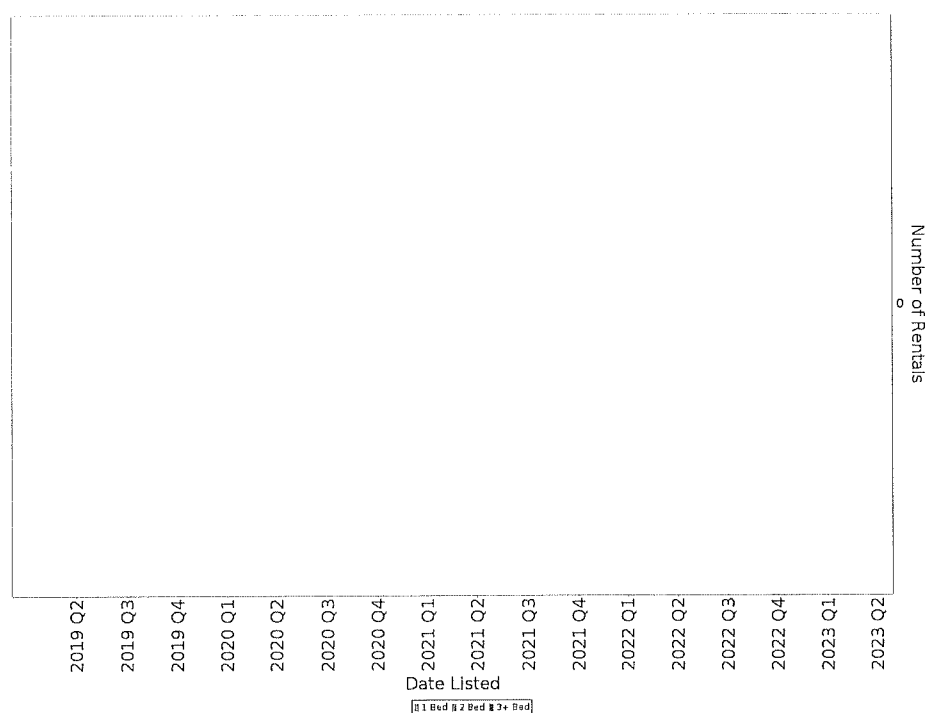
+15.9%

Current Median Price: \$350,000
Previous Median Price: \$302,000
Based on 3 registered House Sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



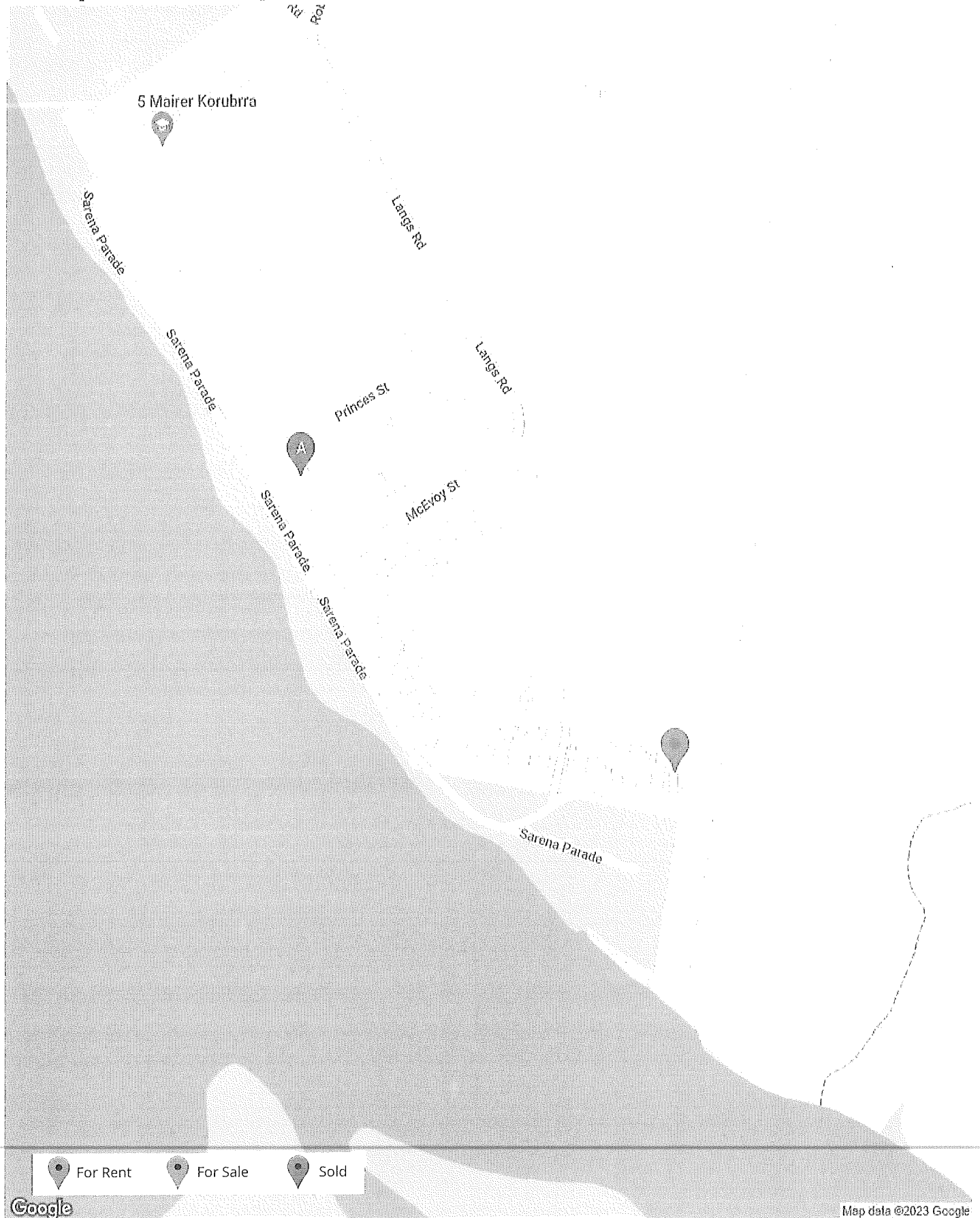
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A




Comparable Properties Map



Nearby Comparable Sold Properties

There are 1 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$290,000 and the highest sale price is \$290,000 with a median sale price of \$290,000. Days listed ranges from 119 to 119 days with the average currently at 119 days for these selected properties.

68 SARENA PDE, ROBERTSONS BEACH, VIC 3971

Distance from Property: 397m  **2**  **1**  **-**



Property Type: House
Area: 815 m²
Area \$/m²: \$356
RPD: 1//LP127634

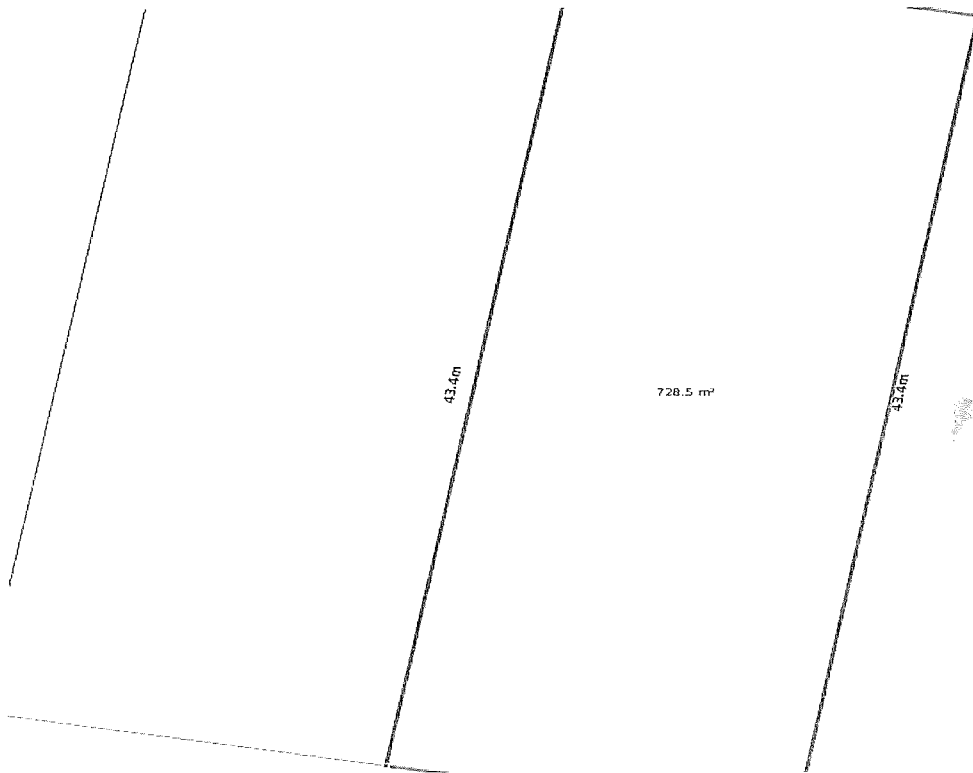
Features:

Sale Price: **\$290,000 (Normal Sale)**
Sale Date: 28/12/2022 Days to Sell: **119 Days**
Last Price: Under Offer (Under Chg %:
First Price: \$340,000 (Under Offer) Chg %: **-14.7%**





20 SARENA PARADE, ROBERTSONS BEACH, VIC 3971



Appraisal Price

This market analysis has been prepared on 20/06/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$450,000 to \$470,000

Contact your agent for further information:

Name: Tarra Real Estate
Mobile:
Office: Tarra Real Estate
Office Phone: 0436036646
Email: ian.seed@tarrarealestate.com.au

