

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 SAUNDERS CLOSE, MOUNT



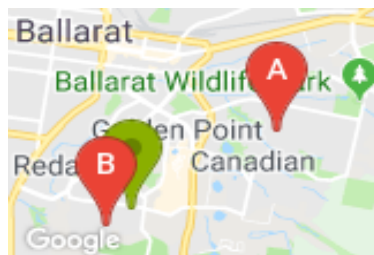
Indicative Selling Price

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

Price Range: **null**

Provided by: Cristina Cottrell, PRDnationwide Ballarat

MEDIAN SALE PRICE



MOUNT PLEASANT, VIC, 3350

Suburb Median Sale Price (Vacant Land)

\$117,248

01 April 2018 to 31 March 2019

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.

4 WESTCLIFFE CRES, SEBASTOPOL, VIC 3356



Sale Price

\$120,000

Sale Date: 19/10/2018

Distance from Property: 3.3km



422 WILSON ST, CANADIAN, VIC 3350



Sale Price

\$92,500

Sale Date: 23/11/2018

Distance from Property: 2.2km



4 FLOCKHART ST, MOUNT PLEASANT, VIC



Sale Price

\$110,000

Sale Date: 27/11/2018

Distance from Property: 404m



This report has been compiled on 02/04/2019 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2019 - 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

14 SAUNDERS CLOSE, MOUNT PLEASANT, VIC 3350

Indicative selling price

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

Price Range:

\$99,995

Median sale price

Median price

\$117,248

House

Unit

Suburb

MOUNT PLEASANT

Period

01 April 2018 to 31 March 2019

Source


pricfinder

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

4 WESTCLIFFE CRES, SEBASTOPOL, VIC 3356	\$120,000	19/10/2018
422 WILSON ST, CANADIAN, VIC 3350	\$92,500	23/11/2018
4 FLOCKHART ST, MOUNT PLEASANT, VIC 3350	\$110,000	27/11/2018