

# STATEMENT OF INFORMATION

268 ADELAIDE LEAD-ALMA ROAD, ALMA, VIC 3465  
PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



268 ADELAIDE LEAD-ALMA ROAD, ALMA,  4  2  4

### Indicative Selling Price

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

Single Price: **\$450,000**

Provided by: Coby Perry, Professionals Maryborough

## MEDIAN SALE PRICE



ALMA, VIC, 3465

Suburb Median Sale Price (House)

**\$485,000**

01 January 2023 to 31 December 2023

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.



1 MASSIMO CRT, MARYBOROUGH, VIC 3465  3  1  3

Sale Price

**\*\$500,000**

Sale Date: 30/01/2024

Distance from Property: 3.8km 



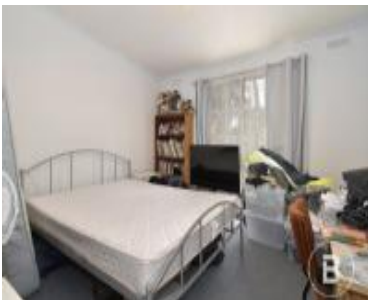
175 ADELAIDE LEAD-ALMA RD, ALMA, VIC  3  2  3

Sale Price

**\$585,000**

Sale Date: 11/12/2023

Distance from Property: 898m 



185 ADELAIDE LEAD-ALMA RD, ALMA, VIC  3  1  8

Sale Price

**\$490,000**

Sale Date: 31/08/2023

Distance from Property: 771m 

This report has been compiled on 06/03/2024 by Professionals Maryborough. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://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](https://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

268 ADELAIDE LEAD-ALMA ROAD, ALMA, VIC 3465


### Indicative selling price

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

Single Price: \$450,000

### Median sale price

Median price \$485,000 Property type House Suburb ALMA

Period 01 January 2023 to 31 December 2023 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

Address of comparable property	Price	Date of sale
1 MASSIMO CRT, MARYBOROUGH, VIC 3465	*\$500,000	30/01/2024
175 ADELAIDE LEAD-ALMA RD, ALMA, VIC 3465	\$585,000	11/12/2023
185 ADELAIDE LEAD-ALMA RD, ALMA, VIC 3465	\$490,000	31/08/2023

This Statement of Information was prepared on:

06/03/2024