

STATEMENT OF INFORMATION

18 ROBERTS LANE, WARNCOORT, VIC 3243

PREPARED BY MARION NOTT, CHARLES STEWART REAL ESTATE COLAC



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 ROBERTS LANE, WARNCOORT, VIC

4 2 5

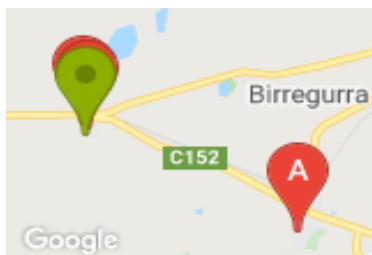
Indicative Selling Price

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

Price Range: \$630,000 to \$670,000

Provided by: Marion Nott, Charles Stewart Real Estate Colac

MEDIAN SALE PRICE



WARNCOORT, VIC, 3243

Suburb Median Sale Price (Other)

\$1,161,814

01 January 2019 to 31 December 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.



40 PRIME ST, BIRREGURRA, VIC 3242

4 2 2

Sale Price

\$680,000

Sale Date: 21/08/2019

Distance from Property: 6.2km



25 ROSENEATH RD, WARNCOORT, VIC 3243

4 3 4

Sale Price

\$655,000

Sale Date: 21/03/2018

Distance from Property: 179m



44 ROSENEATH RD, WARNCOORT, VIC 3243

3 2 2

Sale Price

\$583,000

Sale Date: 13/12/2017

Distance from Property: 303m



This report has been compiled on 12/01/2020 by Charles Stewart Real Estate Colac. Property Data Solutions Pty Ltd 2020 - 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

18 ROBERTS LANE, WARNCOORT, VIC 3243

Indicative selling price

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

Price Range:

\$630,000 to \$670,000

Median sale price

Median price

\$1,161,814

Property type

Other

Suburb

WARNCOORT

Period

01 January 2019 to 31 December 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

40 PRIME ST, BIRREGURRA, VIC 3242	\$680,000	21/08/2019
25 ROSENEATH RD, WARNCOORT, VIC 3243	\$655,000	21/03/2018
44 ROSENEATH RD, WARNCOORT, VIC 3243	\$583,000	13/12/2017

This Statement of Information was prepared on:

12/01/2020