

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**150 EVERETT CRESCENT, BARONGAROOK WEST**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$550,000 to \$600,000**

MEDIAN SALE PRICE

**BARONGAROOK WEST, VIC, 3249**

Suburb Median Sale Price (Vacant Land)

01 April 2022 to 31 March 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.

**70 GARDINERS RD, BARONGAROOK, VIC 3249**

Sale Price

\$591,500

Sale Date: 09/12/2022

Distance from Property: 5.7km

**200 BUSHBYS RD, BARONGAROOK, VIC 3249**

Sale Price

\$820,000

Sale Date: 27/07/2022

Distance from Property: 5.1km

**30 ARNOLDS RD, BARONGAROOK, VIC 3249**

Sale Price

\$525,000

Sale Date: 17/09/2022

Distance from Property: 7.4km



This report has been compiled on 06/04/2023 by H F Richardson Property Pty Ltd. Property Data Solutions Pty Ltd 2023 - 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

150 EVERETT CRESCENT, BARONGAROOK WEST, VIC 3249

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

Property type

Vacant Land

Suburb

BARONGAROOK
WEST

Period

01 April 2022 to 31 March 2023

Source

pricefinder

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

70 GARDINERS RD, BARONGAROOK, VIC 3249	\$591,500	09/12/2022
200 BUSHBYS RD, BARONGAROOK, VIC 3249	\$820,000	27/07/2022
30 ARNOLDS RD, BARONGAROOK, VIC 3249	\$525,000	17/09/2022

This Statement of Information was prepared on:

06/04/2023