

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

1 LYONS STREET, CRESSY, VIC 3322

Indicative selling price

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

Price Range: \$160,000 to \$170,000

Median sale price

Median price

\$65,000

Property type

House

Suburb

CRESSY

Period

01 October 2019 to 30 September
2020

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.

Address of comparable property

Price

Date of sale

24 YARIMA RD, CRESSY, VIC 3322	*\$140,000	16/06/2020
43 NEW STATION ST, CRESSY, VIC 3322	\$65,000	14/07/2020

This Statement of Information was prepared on: 19/11/2020

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 LYONS STREET, CRESSY, VIC 3322



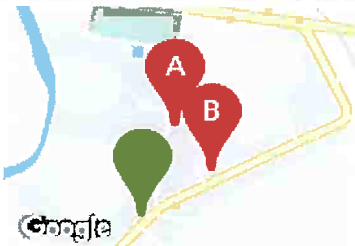
Indicative Selling Price

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

Price Range: \$160,000 to \$170,000

Provided by: Don Hanlon, PRDnationwide Ballarat

MEDIAN SALE PRICE



CRESSY, VIC, 3322

Suburb Median Sale Price (Vacant Land)

\$65,000

01 October 2019 to 30 September 2020

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



24 YARIMA RD, CRESSY, VIC 3322



Sale Price

***\$140,000**

Sale Date: 16/06/2020

Distance from Property: 359m



43 NEW STATION ST, CRESSY, VIC 3322



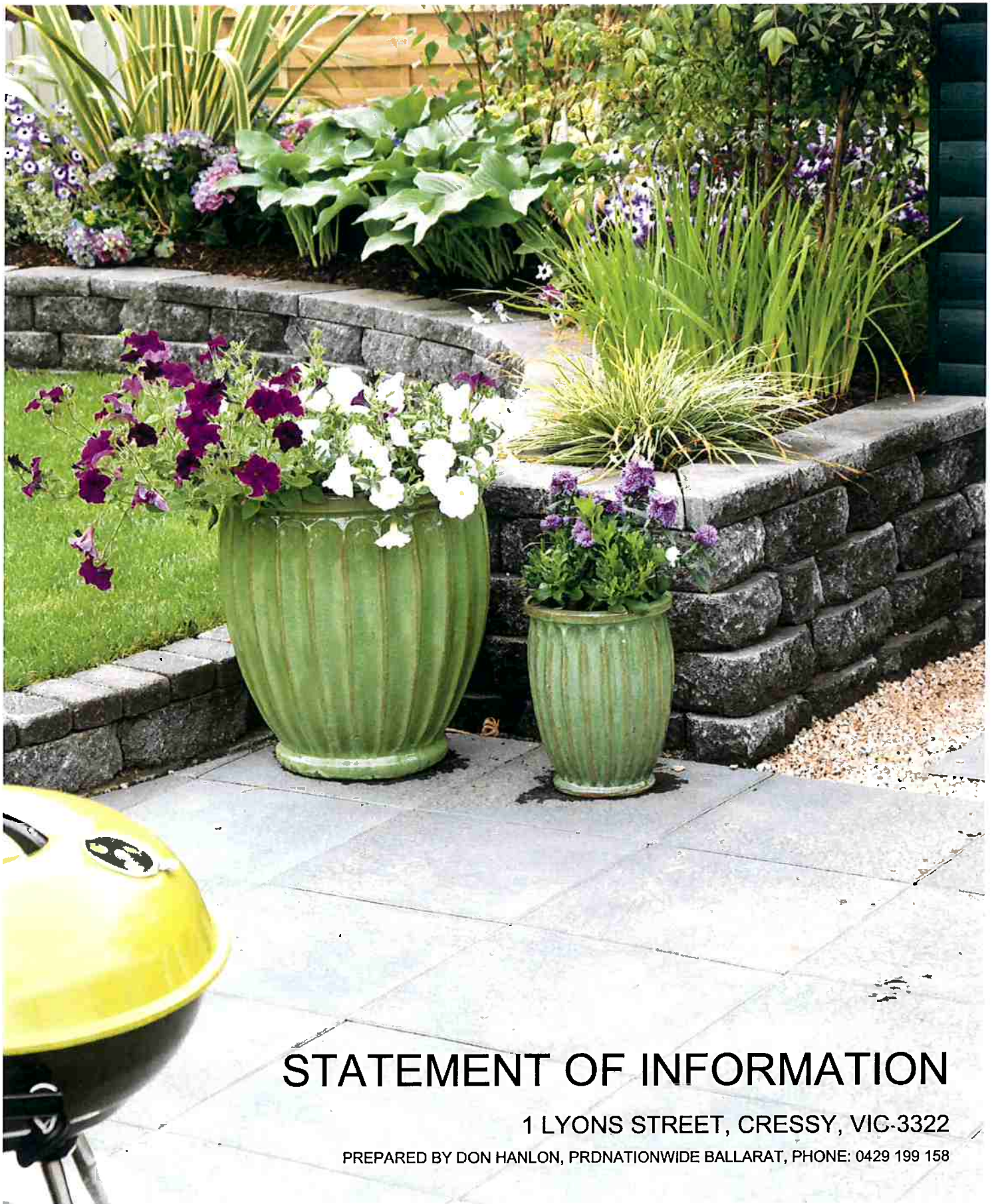
Sale Price

\$65,000

Sale Date: 14/07/2020

Distance from Property: 296m





STATEMENT OF INFORMATION

1 LYONS STREET, CRESSY, VIC-3322

PREPARED BY DON HANLON, PRDNATIONWIDE BALLARAT, PHONE: 0429 199 158