

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



967 NAGAMBIE-RUSHWORTH ROAD,







Indicative Selling Price

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

Single Price: \$340,000

MEDIAN SALE PRICE



BAILIESTON, VIC, 3608

Suburb Median Sale Price (House)

\$367,500

01 April 2022 to 31 March 2023

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.



60 GOLD DIGGERS RD, BAILIESTON, VIC 3608 🗎 2 🖨 1 🚓 -







Sale Price

\$330,000

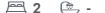
Sale Date: 09/11/2022

Distance from Property: 2.9km





713 REEDY LAKE RD, WHROO, VIC 3612







Sale Price

\$360,000

Sale Date: 08/02/2023

Distance from Property: 5.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

	Address
Including	suburb and
	postcode

967 NAGAMBIE-RUSHWORTH ROAD, BAILIESTON, VIC 3608

Indicative selling price

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Single Price:	\$340,000

Median sale price

Median price	\$367,500	Property type	House	Suburb	BAILIESTON
Period	01 April 2022 to 31 March 2023		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	
60 GOLD DIGGERS RD, BAILIESTON, VIC 3608	\$330,000	09/11/2022	
713 REEDY LAKE RD, WHROO, VIC 3612	\$360,000	08/02/2023	

This Statement of Information was prepared on:

11/05/2023

