

STATEMENT OF INFORMATION

1 HOTCHIN STREET, KATAMATITE, VIC 3649

PREPARED BY ANDREW JENKINS ANDREW JENKINS REAL ESTATE

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 HOTCHIN STREET, KATAMATITE, VIC 3649

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$312,000

Property type

House

Suburb

KATAMATITE

Period

01 July 2021 to 30 June 2022

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
17 BEEK ST, KATAMATITE, VIC 3649	\$312,000	10/05/2022
5 MOORE ST, KATAMATITE, VIC 3649	\$340,000	03/11/2021
6 WAANG ST, KATAMATITE, VIC 3649	\$420,000	17/08/2021

This Statement of Information was prepared on: 06/07/2022

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Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Rental

Property Details

Property Type: House - N/A
RPD: 2//LP81860 (8734690)

Land Use: DETACHED DWELLING (EXISTING)
Zoning: TOWNSHIP ZONE
Council: MOIRA SHIRE
Features:

 2  1  -

Area: 1,951 m²
Area \$/m²: \$41
Water/Sewerage:
Property ID: 5765258 / VIC5478502
UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:
\$ 80,000	21/05/2004	RYAN
\$ 10,500	18/08/1975	JAMES; JAMES

Area:	Sale Type:	Related:
1,821 m ²	Normal Sale	No
1,821 m ²	Normal Sale	No