



STATEMENT OF INFORMATION

32 HUNTER STREET, EUROA, VIC 3666

PREPARED BY STEVEN JEFFERY, RURALCO PROPERTY HUME REGION

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 HUNTER STREET, EUROA, VIC 3666



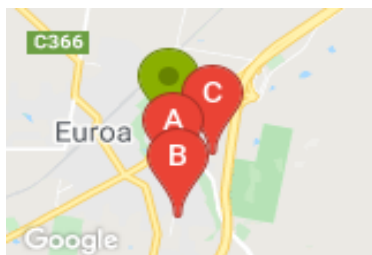
Indicative Selling Price

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

Price Range: **null**

Provided by: Steven Jeffery, Ruralco Property Hume Region

MEDIAN SALE PRICE



EUROA, VIC, 3666

Suburb Median Sale Price (House)

\$356,000

01 October 2019 to 30 September 2020

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.



11 LITTLES LANE, EUROA, VIC 3666



Sale Price

\$50,000

Sale Date: 18/03/2019

Distance from Property: 635m



39 WHITE ST, EUROA, VIC 3666



Sale Price

\$225,000

Sale Date: 04/04/2019

Distance from Property: 1.2km



14 GRANITE CRT, EUROA, VIC 3666



Sale Price

\$140,000

Sale Date: 18/06/2019

Distance from Property: 640m



This report has been compiled on 04/12/2020 by Ruralco Property Hume Region. 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

32 HUNTER STREET, EUROA, VIC 3666

Indicative selling price

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

Price Range:

Median sale price

Median price

\$356,000

Property type

House

Suburb

EUROA

Period

01 October 2019 to 30 September 2020

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

11 LITTLES LANE, EUROA, VIC 3666	\$50,000	18/03/2019
39 WHITE ST, EUROA, VIC 3666	\$225,000	04/04/2019
14 GRANITE CRT, EUROA, VIC 3666	\$140,000	18/06/2019

This Statement of Information was prepared on:

04/12/2020