

# **STATEMENT OF INFORMATION**

31 GIFFARD STREET, NEWBRIDGE, VIC 3551 PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980





## NEWBRIDGE, VIC, 3551

**Suburb Median Sale Price (House)** 

\$170,000

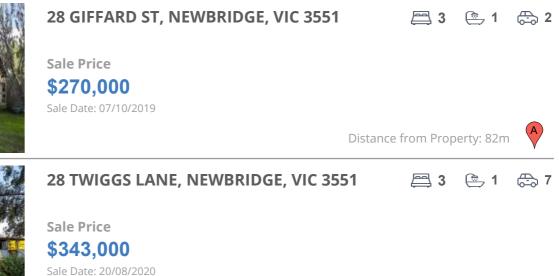
01 October 2019 to 30 September 2020

Provided by: pricefinder

Distance from Property: 854m

## **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.





This report has been compiled on 30/11/2020 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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# **MEDIAN SALE PRICE**





# 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

31 GIFFARD STREET, NEWBRIDGE, VIC 3551

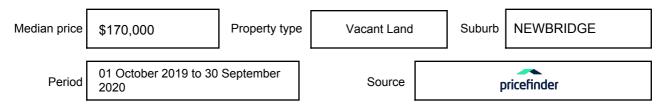
#### Indicative selling price

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

Price Range:

\$345,000. to \$355,000.

#### Median sale price



#### **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
28 GIFFARD ST, NEWBRIDGE, VIC 3551	\$270,000	07/10/2019
28 TWIGGS LANE, NEWBRIDGE, VIC 3551	\$343,000	20/08/2020

This Statement of Information was prepared on: 30/11/2020

