

# STATEMENT OF INFORMATION

12 SETTLERS LANE, ILLOWA, VIC 3282

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**Falk & Co.**

Real Estate. Livestock. Auctioneers.

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 SETTLERS LANE, ILLOWA, VIC 3282

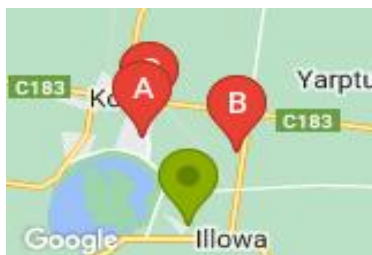
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$750,000 to \$820,000**

Provided by: Gary Attrill, Falk &amp; CO

## MEDIAN SALE PRICE



ILLOWA, VIC, 3282

Suburb Median Sale Price (House)

**\$1,300,000**

01 July 2022 to 30 June 2023

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.



12 ANNE ST, KOROIT, VIC 3282

3 2 6

Sale Price

**\$885,000**

Sale Date: 22/02/2022

Distance from Property: 2.8km



247 SOUTHERN CROSS RD, SOUTHERN

3 2 2

Sale Price

**\$830,000**

Sale Date: 09/06/2022

Distance from Property: 2.4km



11 MILL ST, KOROIT, VIC 3282

3 1 2

Sale Price

**\$780,000**

Sale Date: 20/06/2022

Distance from Property: 3.2km



This report has been compiled on 27/09/2023 by Falk & Co. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://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](https://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

12 SETTLERS LANE, ILLOWA, VIC 3282

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$750,000 to \$820,000

### Median sale price

Median price

\$1,300,000

Property type

House

Suburb

ILLOWA

Period

01 July 2022 to 30 June 2023

Source



### 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

12 ANNE ST, KOROIT, VIC 3282	\$885,000	22/02/2022
247 SOUTHERN CROSS RD, SOUTHERN CROSS, VIC 3283	\$830,000	09/06/2022
11 MILL ST, KOROIT, VIC 3282	\$780,000	20/06/2022

This Statement of Information was prepared on:

27/09/2023