

**buxton**



## **STATEMENT OF INFORMATION**

71 ADDINGTON ROAD, MOUNT BOLTON, VIC 3352

PREPARED BY BERNIE MASSEY, BUXTON (BALLARAT) PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**71 ADDINGTON ROAD, MOUNT BOLTON,** 4 2 3

### Indicative Selling Price

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

**Price Range:** **null**

Provided by: Bernie Massey, Buxton (Ballarat) Pty Ltd

## MEDIAN SALE PRICE



### MOUNT BOLTON, VIC, 3352

Suburb Median Sale Price (House)

01 January 2022 to 31 December 2022

Provided by:

## 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.



**77 GRIFFINS RD, COGHILLS CREEK, VIC 3364** 3 2 2

### Sale Price

**\$1,050,000**

Sale Date: 06/10/2022

Distance from Property: 4km



**980 COGHILLS CREEK RD, COGHILLS CREEK,** 3 3 2

### Sale Price

**\*\$1,300,000**

Sale Date: 08/09/2022

Distance from Property: 4.9km



**9 MAXWELL ST, CARDIGAN VILLAGE, VIC 3352** 4 2 10

### Sale Price

**Price Withheld**

Sale Date: 15/12/2022

Distance from Property: 15km



This report has been compiled on 09/01/2023 by Buxton (Ballarat) Pty Ltd. 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

71 ADDINGTON ROAD, MOUNT BOLTON, VIC 3352

### Indicative selling price

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

Price Range:

### Median sale price

Median price

Property type

House

Suburb

MOUNT BOLTON

Period

01 January 2022 to 31 December 2022

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

77 GRIFFINS RD, COGHILLS CREEK, VIC 3364	\$1,050,000	06/10/2022
980 COGHILLS CREEK RD, COGHILLS CREEK, VIC 3364	*\$1,300,000	08/09/2022
9 MAXWELL ST, CARDIGAN VILLAGE, VIC 3352	Price Withheld	15/12/2022

This Statement of Information was prepared on:

09/01/2023