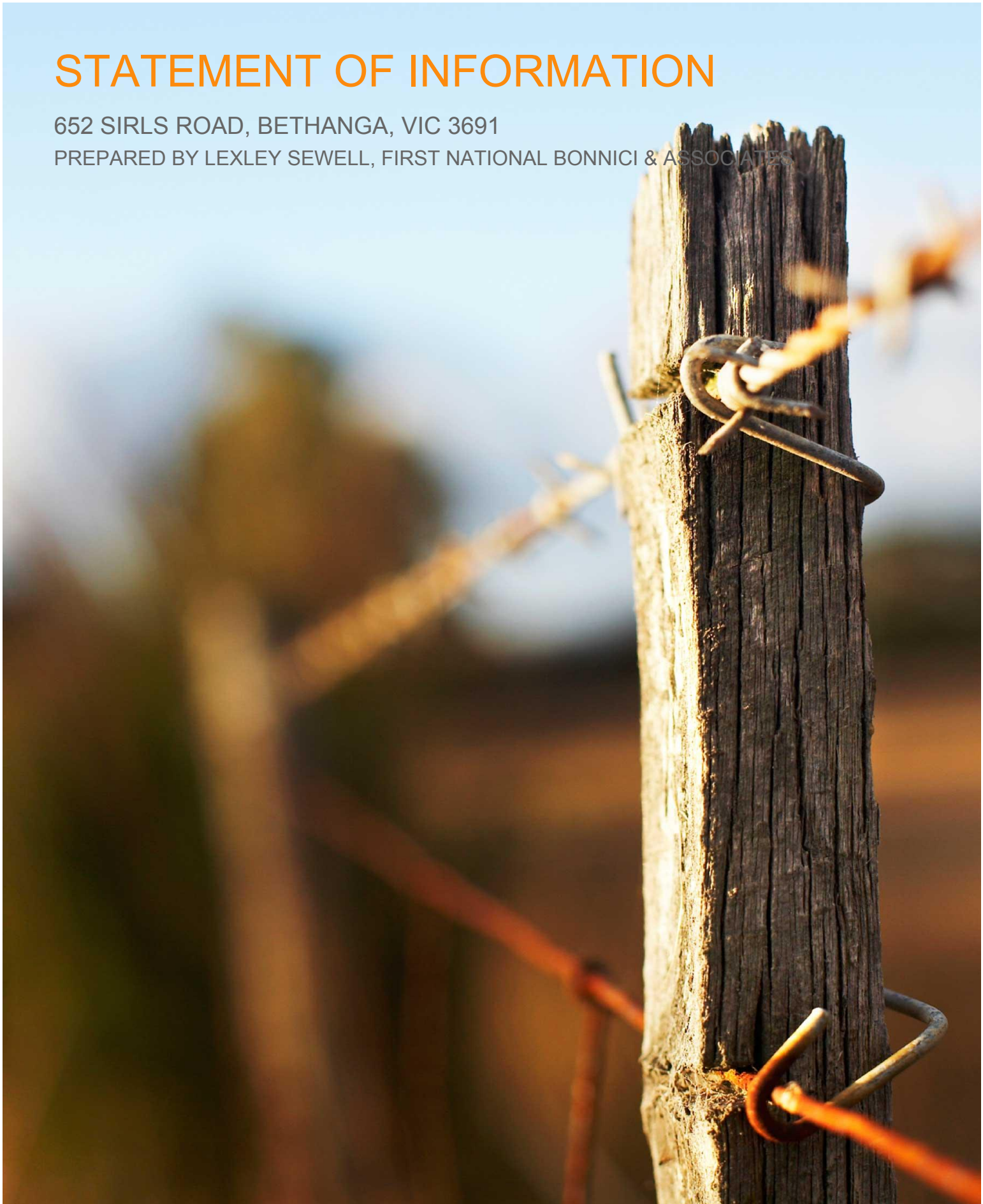


STATEMENT OF INFORMATION

652 SIRLS ROAD, BETHANGA, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



652 SIRLS ROAD, BETHANGA, VIC 3691

- - -

Indicative Selling Price

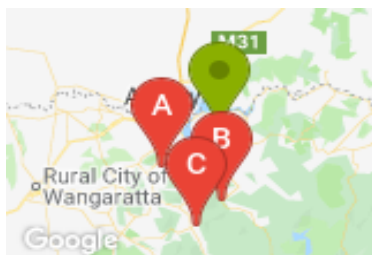
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$245,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



BETHANGA, VIC, 3691

Suburb Median Sale Price (Other)

\$600,000

01 July 2018 to 30 June 2019

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.



411 SANATORIUM RD, ALLANS FLAT, VIC 3691

3 - -

Sale Price

\$435,000

Sale Date: 27/11/2018

Distance from Property: 29km



3114 OMEO HWY, TALLANDOON, VIC 3701

3 1 1

Sale Price

****\$360,000**

Sale Date: 20/06/2019

Distance from Property: 32km



407 MULLAGONG RD, UPPER GUNDOWRING,

3 1 4

Sale Price

***\$360,000**

Sale Date: 07/06/2019

Distance from Property: 45km



This report has been compiled on 14/07/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - 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.

Property offered for sale

Address
Including suburb and

652 SIRLS ROAD, BETHANGA, VIC 3691

Indicative selling price

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

Single Price:

\$245,000

Median sale price

Median price

\$600,000

House

Unit

Suburb

BETHANGA

Period

01 July 2018 to 30 June 2019

Source


pricfinder

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

411 SANATORIUM RD, ALLANS FLAT, VIC 3691	\$435,000	27/11/2018
3114 OMEO HWY, TALLANDOON, VIC 3701	**\$360,000	20/06/2019
407 MULLAGONG RD, UPPER GUNDOWRING, VIC 3691	*\$360,000	07/06/2019