

Statement of Information

Single residential property located in 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 in 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

590 COOMBS ROAD, HUMEVALE, VIC 3757

Indicative selling price

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

Price Range: \$950,000 to \$980,000

Median sale price

Median price \$593,750

Property type

House

Suburb

HUMEVALE

Period

01 January 2019 to 31 December 2019

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

390 COOMBS RD, KINGLAKE WEST, VIC 3757	**\$890,000	06/12/2019
95 HUMEVALE RD, HUMEVALE, VIC 3757	\$927,500	27/02/2019
565 RIDGE RD, ARTHURS CREEK, VIC 3099	*\$1,130,000	10/10/2019

This Statement of Information was prepared on: 05/03/2020



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



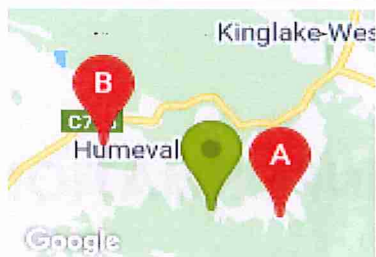
590 COOMBS ROAD, HUMEVALE, VIC 3757  4  2  2

Indicative Selling Price

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

Price Range: **\$950,000 to \$980,000**

MEDIAN SALE PRICE



HUMEVALE, VIC, 3757

Suburb Median Sale Price (House)

\$593,750

01 January 2019 to 31 December 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



390 COOMBS RD, KINGLAKE WEST, VIC 3757  4  3  2

Sale Price

****\$890,000**

Sale Date: 06/12/2019

Distance from Property: 1.9km



95 HUMEVALE RD, HUMEVALE, VIC 3757  4  2  12

Sale Price

\$927,500

Sale Date: 27/02/2019

Distance from Property: 3.4km



565 RIDGE RD, ARTHURS CREEK, VIC 3099  4  2  3

Sale Price

***\$1,130,000**

Sale Date: 10/10/2019

Distance from Property: 3.2km

This report has been compiled on 05/03/2020 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2020 -

www.pricefinder.com.au
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