

STATEMENT OF INFORMATION

573 MORSES CREEK ROAD, WANDILIGONG, VIC 3744

PREPARED BY QUE PROPERTY GROUP, 418 DEAN STREET ALBURY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



573 MORSES CREEK ROAD,



Indicative Selling Price

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

Price Range: **null**

MEDIAN SALE PRICE



WANDILIGONG, VIC, 3744

Suburb Median Sale Price (Vacant Land)

\$895,000

01 January 2023 to 31 December 2023

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.



14 WILLIAMS RD, WANDILIGONG, VIC 3744



Sale Price

\$985,000

Sale Date: 02/07/2021

Distance from Property: 215m 



606 MORSES CREEK RD, WANDILIGONG, VIC



Sale Price

\$1,795,000

Sale Date: 18/08/2021

Distance from Property: 304m 



518 MORSES CREEK RD, WANDILIGONG, VIC



Sale Price

\$995,000

Sale Date: 05/11/2021

Distance from Property: 564m 

This report has been compiled on 16/02/2024 by Que Property Group. Property Data Solutions Pty Ltd 2024 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

573 MORSES CREEK ROAD, WANDILIGONG, VIC 3744

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb

Period 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

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 14 WILLIAMS RD, WANDILIGONG, VIC 3744 | \$985,000 | 02/07/2021 |
| 606 MORSES CREEK RD, WANDILIGONG, VIC 3744 | \$1,795,000 | 18/08/2021 |
| 518 MORSES CREEK RD, WANDILIGONG, VIC 3744 | \$995,000 | 05/11/2021 |

This Statement of Information was prepared on:

16/02/2024