

STATEMENT OF INFORMATION

274 PETHERICKS ROAD, GOORNONG, VIC 3557
PREPARED BY GREG FATHERS, PROPERTY PLUS REAL ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



274 PETHERICKS ROAD, GOORNONG, VIC 🕮 4 🕒 2 🚓 2







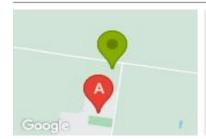
Indicative Selling Price

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

Single Price: \$995,000

Provided by: Greg Fathers, Property Plus Real Estate Agents

MEDIAN SALE PRICE



GOORNONG, VIC, 3557

Suburb Median Sale Price (House)

\$554,000

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



95 LOMAS RD, GOORNONG, VIC 3557







Sale Price

\$618,000

Sale Date: 22/12/2023

Distance from Property: 657m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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							
Property offered for sale							
Address Including suburb and postcode		274 PETHERICKS ROAD, GOORNONG, VIC 3557					
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single Price:		\$995,000					
Median sale price							
Median price	\$554	,000	Property type	House		Suburb	GOORNONG
Period	Period 01 April 2023 to 31 March 2024			Source	е	pricefinder	
Comparable property sales							
The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.							
Address of comparable property					Price		Date of sale
95 LOMAS RD, GOORNONG, VIC 3557					\$618,000		22/12/2023

This Statement of Information was prepared on:

10/06/2024

