



**Property  
Plus**

REAL ESTATE

# **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](http://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**

 4  1  2

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](http://consumer.vic.gov.au/underquoting)

Single Price:

\$995,000

### Median sale price

Median price

\$554,000

Property type

House

Suburb

GOORNONG

Period

01 April 2023 to 31 March 2024

Source

pricfinder

### 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