

STATEMENT OF INFORMATION

18 VILLAGE FAIR DRIVE, NEWLANDS ARM, VIC 3875

PREPARED BY VAN REYK REAL ESTATE BAIRNSDALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 VILLAGE FAIR DRIVE, NEWLANDS

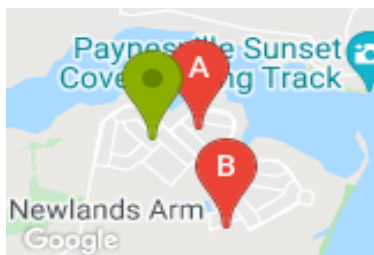
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Indicative Selling Price

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

Single Price: **\$495,000**

MEDIAN SALE PRICE



NEWLANDS ARM, VIC, 3875

Suburb Median Sale Price (Vacant Land)

\$180,000

01 January 2021 to 31 December 2021

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.



4 LAKE VALLEY WAY, NEWLANDS ARM, VIC

3 2 2

Sale Price

\$479,000

Sale Date: 12/08/2021

Distance from Property: 310m



6 LAKE HAVEN AVE, NEWLANDS ARM, VIC

3 2 3

Sale Price

\$465,000

Sale Date: 28/07/2021

Distance from Property: 795m



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

18 VILLAGE FAIR DRIVE, NEWLANDS ARM, VIC 3875

Indicative selling price

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

Single Price:

\$495,000

Median sale price

Median price

\$180,000

Property type

House

Suburb

NEWLANDS ARM

Period

01 January 2021 to 31 December 2021

Source

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

4 LAKE VALLEY WAY, NEWLANDS ARM, VIC 3875	\$479,000	12/08/2021
6 LAKE HAVEN AVE, NEWLANDS ARM, VIC 3875	\$465,000	28/07/2021

This Statement of Information was prepared on:

04/02/2022