

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 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 or
locality and postcode

42 Meadowvale Drive, Grovedale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,145,000 & \$1,245,000

Median sale price

Median price \$515,000 Property type House Suburb Grovedale

Period - From June 2019 to June 2020 Source Pricefinder

Comparable property sales

A* These are the details of the three 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
36 Meadowvale Drive, Grovedale	\$1,182,000	04/03/2019

OR

B* 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.

This Statement of Information was prepared on: 10/06/2020



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Valuation Report

42 Meadowvale Drive
Grovedale, Victoria 3216

File Ref: 10080599

VALUATION REPORT



**42 Meadowvale Drive
Grovedale, Victoria 3216**

Prepared For

Report Purpose Probate purposes

Valuation Date 6 April 2019

Our Reference 10080599

Opteon Property Group Pty Ltd

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1.4 Valuation Details

Land Value As Is	\$1,325,000
Improvement Value As Is	\$25,000
Market Value As Is	\$1,350,000 (One Million, Three Hundred and Fifty Thousand dollars)

Interest Valued	Fee simple vacant possession
Date of Inspection	10 December 2019
Date of Valuation	6 April 2019
Date Issued	13 December 2019
Currency of Valuation	This valuation is in Australian dollars (AUD).
Pecuniary Interest	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories



Scott Galloway
Certified Practising Valuer
AAPI CPV
API No: 81475
Primary Valuer



James Lomax
Associate Director - Residential
Development
AAPI CPV
API No: 75014
Counter Signatory

Important	<i>This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.</i>
Counter Signatory	<i>The counter signatory has reviewed the valuation report and working papers in the capacity of Supervising Member and is satisfied that there is a reasonable basis for the valuation opinion. The counter signatory confirms that the report is genuine and is endorsed by Opteon Property Group Pty Ltd. The counter signatory did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Valuer who undertook the inspection and prepared the valuation calculations.</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Leanne King & Christine Howard for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named here should obtain their own valuation before acting in any way in respect of the subject property.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>