

STATEMENT OF INFORMATION

LOT 1, 715 OLD LEONGATHA ROAD, KARDELLA SOUTH, VIC 3950

PREPARED BY IRENE WALKER, SEJ REAL ESTATE LEONGTHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 1, 715 OLD LEONGATHA ROAD,



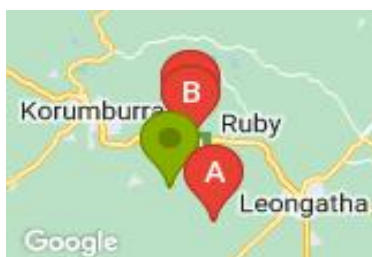
Indicative Selling Price

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

Single Price: \$795,000

Provided by: Irene Walker, SEJ Real Estate Leongatha

MEDIAN SALE PRICE



KARDELLA SOUTH, VIC, 3950

Suburb Median Sale Price (House)

\$860,000

01 April 2022 to 31 March 2023

Provided by: pricefinder

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.



295 RACECOURSE RD, LEONGATHA SOUTH,



Sale Price

\$1,287,450

Sale Date: 22/12/2021

Distance from Property: 3km



8985 SOUTH GIPPSLAND HWY, KARDELLA



Sale Price

\$800,000

Sale Date: 11/04/2022

Distance from Property: 2.9km



195 BARNES RD, KARDELLA SOUTH, VIC 3950



Sale Price

\$1,120,000

Sale Date: 17/10/2022

Distance from Property: 3.7km



This report has been compiled on 17/04/2023 by SEJ Real Estate Leongatha. Property Data Solutions Pty Ltd 2023 - 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

LOT 1, 715 OLD LEONGATHA ROAD, KARDELLA SOUTH, VIC 3950


Indicative selling price

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

Single Price: \$795,000

Median sale price

Median price \$860,000 Property type Other Suburb KARDELLA SOUTH

Period 01 April 2022 to 31 March 2023 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
295 RACECOURSE RD, LEONGATHA SOUTH, VIC 3953	\$1,287,450	22/12/2021
8985 SOUTH GIPPSLAND HWY, KARDELLA SOUTH, VIC 3950	\$800,000	11/04/2022
195 BARNES RD, KARDELLA SOUTH, VIC 3950	\$1,120,000	17/10/2022

This Statement of Information was prepared on: 17/04/2023