

# STATEMENT OF INFORMATION

294 GUYS HILL ROAD, STRATHFIELDSAYE, VIC 3551

PREPARED BY MATT GRETGRIX, BENDIGO REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**294 GUYS HILL ROAD,**



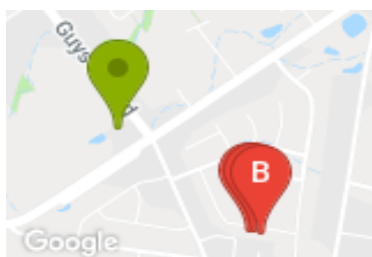
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$175,000 to \$185,000**

Provided by: Matt Gretgrix, Bendigo Real Estate

## MEDIAN SALE PRICE



**STRATHFIELDSAYE, VIC, 3551**

**Suburb Median Sale Price (Vacant Land)**

**\$172,000**

01 July 2018 to 30 June 2019

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.



**36 CUMBERLAND TCE, STRATHFIELDSAYE, VIC**



**Sale Price**

**\$180,000**

Sale Date: 27/03/2018

Distance from Property: 588m



**38 CUMBERLAND TCE, STRATHFIELDSAYE, VIC**



**Sale Price**

**\$185,000**

Sale Date: 16/05/2018

Distance from Property: 604m



**34 CUMBERLAND TCE, STRATHFIELDSAYE, VIC**



**Sale Price**

**\$178,500**

Sale Date: 19/06/2018

Distance from Property: 572m



This report has been compiled on 25/09/2019 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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](http://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

294 GUYS HILL ROAD, STRATHFIELDSAYE, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$175,000 to \$185,000

### Median sale price

Median price

\$172,000

Property type

Vacant Land

Suburb

STRATHFIELDSAYE

Period

01 July 2018 to 30 June 2019

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

36 CUMBERLAND TCE, STRATHFIELDSAYE, VIC 3551	\$180,000	27/03/2018
38 CUMBERLAND TCE, STRATHFIELDSAYE, VIC 3551	\$185,000	16/05/2018
34 CUMBERLAND TCE, STRATHFIELDSAYE, VIC 3551	\$178,500	19/06/2018

This Statement of Information was prepared on:

25/09/2019