

STATEMENT OF INFORMATION

95 COWANS DRIVE, DALES CREEK, VIC 3341

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95 COWANS DRIVE, DALES CREEK, VIC

3 1 2

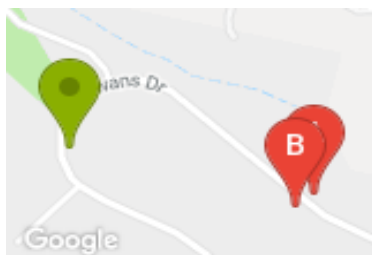
Indicative Selling Price

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

Price Range: 540,000 to 585,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE



DALES CREEK, VIC, 3341

Suburb Median Sale Price (House)

\$483,000

01 October 2017 to 30 September 2018

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.



42 COWANS DR, DALES CREEK, VIC 3341

3 1 5

Sale Price

\$450,000

Sale Date: 18/04/2018

Distance from Property: 408m



43 COWANS DR, DALES CREEK, VIC 3341

5 2 2

Sale Price

****\$595,000**

Sale Date: 16/08/2018

Distance from Property: 384m



This report has been compiled on 01/10/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - 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

95 COWANS DRIVE, DALES CREEK, VIC 3341

Indicative selling price

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

Price Range:

540,000 to 585,000

Median sale price

Median price

\$483,000

House

☒

Unit

☐

Suburb

DALES CREEK

Period

01 October 2017 to 30 September 2018

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

42 COWANS DR, DALES CREEK, VIC 3341	\$450,000	18/04/2018
43 COWANS DR, DALES CREEK, VIC 3341	**\$595,000	16/08/2018