

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 MEADOWBROOK CRESCENT,



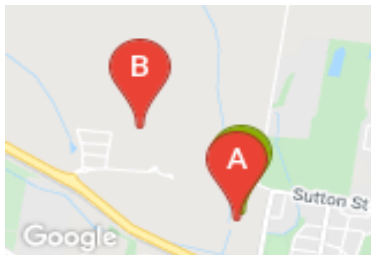
Indicative Selling Price

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

Price Range: \$240,000 to \$260,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (Vacant Land)

\$302,500

01 October 2020 to 31 December 2020

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.



28 MEADOWBROOK CRES, WARRAGUL, VIC



Sale Price

\$252,500

Sale Date: 06/11/2020

Distance from Property: 55m



7 HENLEY AVE, WARRAGUL, VIC 3820



Sale Price

***\$255,000**

Sale Date: 11/12/2020

Distance from Property: 912m



ORMOND AVE, WARRAGUL, VIC 3820



Sale Price

***\$259,000**

Sale Date: 30/11/2020

Distance from Property: 3.6km

This report has been compiled on 19/01/2021 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2021 - 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

33 MEADOWBROOK CRESCENT, WARRAGUL, VIC 3820

Indicative selling price

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

Price Range:

\$240,000 to \$260,000

Median sale price

Median price

\$302,500

Property type

Vacant Land

Suburb

WARRAGUL

Period

01 October 2020 to 31 December 2020

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

28 MEADOWBROOK CRES, WARRAGUL, VIC 3820	\$252,500	06/11/2020
7 HENLEY AVE, WARRAGUL, VIC 3820	*\$255,000	11/12/2020
ORMOND AVE, WARRAGUL, VIC 3820	*\$259,000	30/11/2020

This Statement of Information was prepared on:

19/01/2021