



STATEMENT OF INFORMATION

13 MCINTOSH AVENUE, RUPANYUP, VIC 3388

PREPARED BY CODY EFFRETT, AARON LEWIS PROPERTY AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 MCINTOSH AVENUE, RUPANYUP, VIC



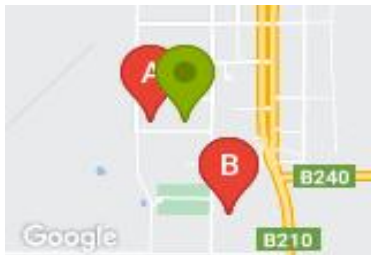
Indicative Selling Price

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

Single Price: **\$52,500**

Provided by: Cody Effrett, Aaron Lewis Property Agents

MEDIAN SALE PRICE



RUPANYUP, VIC, 3388

Suburb Median Sale Price (Other)

\$1,232,558

01 July 2022 to 30 June 2023

Provided by: 

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.



1 MCINTOSH AVE, RUPANYUP, VIC 3388



Sale Price

\$49,990

Sale Date: 04/05/2022

Distance from Property: 119m



87-91 DYER ST, RUPANYUP, VIC 3388



Sale Price

\$91,875

Sale Date: 11/08/2022

Distance from Property: 365m



87-91 DYER ST, RUPANYUP, VIC 3388



Sale Price

\$55,000

Sale Date: 03/12/2022

Distance from Property: 365m



This report has been compiled on 13/09/2023 by Aaron Lewis Property Agents. 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

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

13 MCINTOSH AVENUE, RUPANYUP, VIC 3388

Indicative selling price

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

Single Price:

\$52,500

Median sale price

Median price

\$1,232,558

Property type

Other

Suburb

RUPANYUP

Period

01 July 2022 to 30 June 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

1 MCINTOSH AVE, RUPANYUP, VIC 3388	\$49,990	04/05/2022
87-91 DYER ST, RUPANYUP, VIC 3388	\$91,875	11/08/2022
87-91 DYER ST, RUPANYUP, VIC 3388	\$55,000	03/12/2022

This Statement of Information was prepared on:

13/09/2023