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Statement of Information

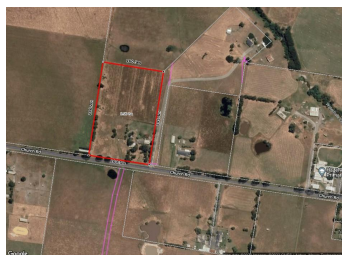
65 CHURCH ROAD, HAZELWOOD NORTH, VIC 3840

Prepared by Rachel Buglisi, Phone: 0401 098 763



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 CHURCH ROAD, HAZELWOOD NORTH, 3 - -

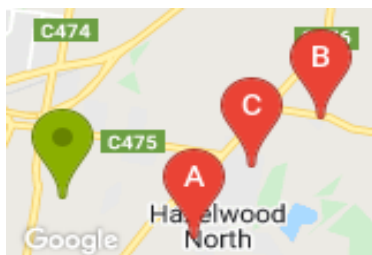
Indicative Selling Price

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

Single Price: **\$749,000**

Provided by: Rachel Buglisi, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



HAZELWOOD NORTH, VIC, 3840

Suburb Median Sale Price (House)

\$800,000

01 January 2021 to 31 December 2021

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.



40 BLACK DUCK DR, HAZELWOOD NORTH, 3 2 3

Sale Price

\$800,000

Sale Date: 04/12/2021

Distance from Property: 3.6km



240 CLARKES RD, HAZELWOOD NORTH, VIC 3 2 8

Sale Price

\$1,299,990

Sale Date: 02/11/2021

Distance from Property: 7.1km



19 MELES RD, HAZELWOOD NORTH, VIC 3840 3 1 10

Sale Price

\$735,000

Sale Date: 03/05/2021

Distance from Property: 5km



This report has been compiled on 30/03/2022 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2022 - 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

65 CHURCH ROAD, HAZELWOOD NORTH, VIC 3840

Indicative selling price

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

Single Price:

\$749,000

Median sale price

Median price

\$800,000

Property type

House

Suburb

HAZELWOOD
NORTH

Period

01 January 2021 to 31 December
2021

Source

pricefinder

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

40 BLACK DUCK DR, HAZELWOOD NORTH, VIC 3840	\$800,000	04/12/2021
240 CLARKES RD, HAZELWOOD NORTH, VIC 3840	\$1,299,990	02/11/2021
19 MELES RD, HAZELWOOD NORTH, VIC 3840	\$735,000	03/05/2021

This Statement of Information was prepared on:

30/03/2022