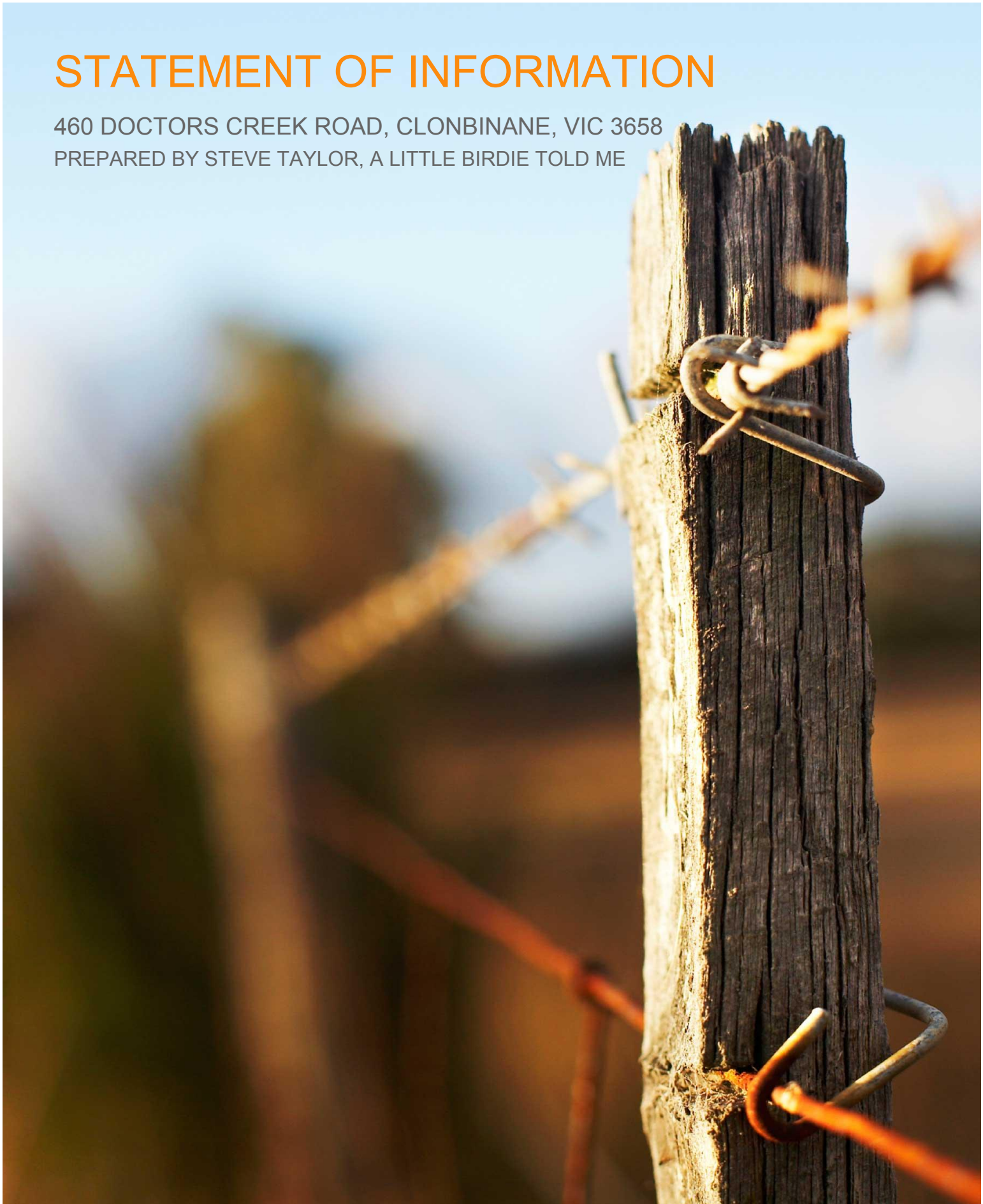


STATEMENT OF INFORMATION

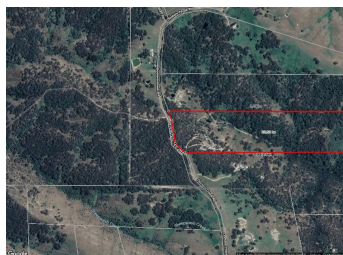
460 DOCTORS CREEK ROAD, CLONBINANE, VIC 3658

PREPARED BY STEVE TAYLOR, A LITTLE BIRDIE TOLD ME



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



460 DOCTORS CREEK ROAD,

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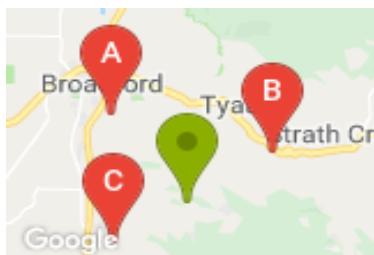
Indicative Selling Price

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

Single Price: \$295,000

Provided by: Steve Taylor, A Little Birdie Told Me

MEDIAN SALE PRICE



CLONBINANE, VIC, 3658

Suburb Median Sale Price (House)

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.



265 MIA MIA RD, BROADFORD, VIC 3658

-
 -
 -

Sale Price

\$360,000

Sale Date: 11/01/2018

Distance from Property: 6.4km



MURCHISON SPUR RD, REEDY CREEK, VIC

3
 3
 2

Sale Price

\$340,000

Sale Date: 25/05/2018

Distance from Property: 5.2km



205 SPUR RD, CLONBINANE, VIC 3658

4
 1
 4

Sale Price

\$760,000

Sale Date: 27/07/2018

Distance from Property: 4.5km



This report has been compiled on 02/07/2019 by A Little Birdie Told Me. Property Data Solutions Pty Ltd 2019 - 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

460 DOCTORS CREEK ROAD, CLONBINANE, VIC 3658

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

House

Unit

Suburb

CLONBINANE

Period

01 July 2018 to 30 June 2019

Source

pricfinder

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

265 MIA MIA RD, BROADFORD, VIC 3658	\$360,000	11/01/2018
MURCHISON SPUR RD, REEDY CREEK, VIC 3658	\$340,000	25/05/2018
205 SPUR RD, CLONBINANE, VIC 3658	\$760,000	27/07/2018