

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 View Hill Avenue Hollands Landing VIC 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$29,500

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* 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

16 Snow Gum Avenue Hollands Landing VIC 3862	\$18,000	15-Feb-21
3 Snow Gum Avenue Hollands Landing VIC 3862	\$27,000	19-Jul-21
94 Hollands Landing Road Hollands Landing VIC 3862	\$59,000	13-Jan-21

OR

B* ~~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.~~

This Statement of Information was prepared on: 16 February 2022



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**16 Snow Gum Avenue Hollands
Landing VIC 3862**

- - -

Sold Price

\$18,000

Sold Date

15-Feb-21

Distance

0.12km



**3 Snow Gum Avenue Hollands
Landing VIC 3862**

- - -

Sold Price

\$27,000

Sold Date

19-Jul-21

Distance

0.14km



**94 Hollands Landing Road Hollands
Landing VIC 3862**

- - -

Sold Price

\$59,000

Sold Date

13-Jan-21

Distance

0.16km



**39 Carroll Street Loch Sport VIC
3851**

- - -

Sold Price

\$70,000

Sold Date

06-Apr-21

Distance

11.13km



**3 Thirteenth Street Paradise Beach
VIC 3851**

- - -

Sold Price

\$85,000

Sold Date

06-May-21

Distance

16.09km



**30 Beachcomber Road Golden
Beach VIC 3851**

- - -

Sold Price

\$55,000

Sold Date

05-Mar-21

Distance

19.74km

RS = Recent sale

UN = Undisclosed Sale

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151 Seventh Avenue Paradise Beach Sold Price
VIC 3851

\$75,000 Sold Date **22-Mar-21**

 -  -  -

Distance **16.89km**

RS = Recent sale **UN** = Undisclosed Sale

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