

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 GULLY ROAD, NOWA NOWA, VIC 3887  4  2  4

Indicative Selling Price

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

Single Price: **\$890,000**

Provided by: Dennis Hall, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



NOWA NOWA, VIC, 3887

Suburb Median Sale Price (House)

\$330,000

01 April 2022 to 31 March 2023

Provided by: 

COMPARABLE PROPERTIES

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.



141 OLD ORBOST RD, SWAN REACH, VIC 3903  4  2  3

Sale Price

****\$920,000**

Sale Date: 26/05/2023

Distance from Property: 23km



10 HILL VIEW LANE, METUNG, VIC 3904  4  2  2

Sale Price

\$875,000

Sale Date: 27/09/2022

Distance from Property: 27km



This report has been compiled on 05/06/2023 by LJ Hooker Bairnsdale. 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 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

19 GULLY ROAD, NOWA NOWA, VIC 3887

Indicative selling price

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

Single Price: \$890,000


Median sale price

Median price: \$330,000

Property type: House

Suburb: NOWA NOWA

Period: 01 April 2022 to 31 March 2023

Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
141 OLD ORBOST RD, SWAN REACH, VIC 3903	**\$920,000	26/05/2023
10 HILL VIEW LANE, METUNG, VIC 3904	\$875,000	27/09/2022

This Statement of Information was prepared on: 05/06/2023