



STATEMENT OF INFORMATION

8 HICKS LANE, DEDERANG, VIC 3691

PREPARED BY JAMIE MAYNARD, ELDERS REAL ESTATE WODONGA



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 HICKS LANE, DEDERANG, VIC 3691

3 1 1

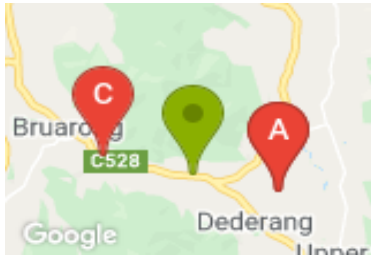
Indicative Selling Price

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

Price Range: **null**

Provided by: Jamie Maynard, Elders Real Estate Wodonga

MEDIAN SALE PRICE



DEDERANG, VIC, 3691

Suburb Median Sale Price (House)

01 April 2019 to 31 March 2020

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.



154 CROSTHWAITE LANE, KERGUNYAH

3 - -

Sale Price

\$0

Sale Date: 20/08/2019

Distance from Property: 4.7km



154 CROSTHWAITE LANE, KERGUNYAH

3 - -

Sale Price

\$0

Sale Date: 20/08/2019

Distance from Property: 4.7km



105 MT BIG BEN RD, GLEN CREEK, VIC 3691

2 1 -

Sale Price

\$500,000

Sale Date: 05/02/2019

Distance from Property: 4.9km



This report has been compiled on 24/04/2020 by Elders Real Estate Wodonga. Property Data Solutions Pty Ltd 2020 - 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.

Property offered for sale

Address
Including suburb and

8 HICKS LANE, DEDERANG, VIC 3691

Indicative selling price

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

Price Range:

Median sale price

Median price

Property type

House

Suburb

DEDERANG

Period

01 April 2019 to 31 March 2020

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

154 CROSTHWAITE LANE, KERGUNYAH SOUTH, VIC 3691	\$0	20/08/2019
154 CROSTHWAITE LANE, KERGUNYAH SOUTH, VIC 3691	\$0	20/08/2019
105 MT BIG BEN RD, GLEN CREEK, VIC 3691	\$500,000	05/02/2019

This Statement of Information was prepared

24/04/2020