

STATEMENT OF INFORMATION

28 PATTERSON STREET, KOROIT, VIC 3282

PREPARED BY GARY ATTRILL, FALK & CO, PHONE: 0477 026 566

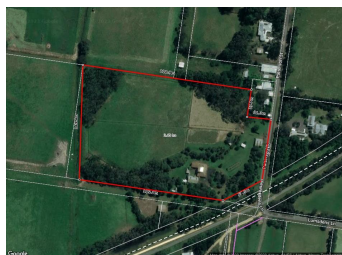


Falk & Co.

Real Estate. Livestock. Auctioneers.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 PATTERSON STREET, KOROIT, VIC

4
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$1,125,000**

Provided by: Gary Attrill, Falk & CO

MEDIAN SALE PRICE



KOROIT, VIC, 3282

Suburb Median Sale Price (House)

\$628,750

01 April 2022 to 31 March 2023

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.



22 LOWERY RD, CROSSLEY, VIC 3283

4
 2
 6

Sale Price

\$1,030,000

Sale Date: 28/06/2022

Distance from Property: 2.8km



264 LAKE VIEW RD, KOROIT, VIC 3282

4
 2
 2

Sale Price

\$1,056,000

Sale Date: 03/03/2022

Distance from Property: 2.9km



10 GORMANS RD, TOWER HILL, VIC 3283

4
 2
 6

Sale Price

\$1,093,000

Sale Date: 12/12/2022

Distance from Property: 4.9km



This report has been compiled on 07/06/2023 by Falk & Co. 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

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.

Property offered for

Address
Including suburb and
postcode

28 PATTERSON STREET, KOROIT, VIC 3282

Indicative selling price

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

Single Price:

\$1,125,000

Median sale price

Median price

\$628,750

Property type

House

Suburb

KOROIT

Period

01 April 2022 to 31 March 2023

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

Price

Date of sale

22 LOWERY RD, CROSSLEY, VIC 3283	\$1,030,000	28/06/2022
264 LAKE VIEW RD, KOROIT, VIC 3282	\$1,056,000	03/03/2022
10 GORMANS RD, TOWER HILL, VIC 3283	\$1,093,000	12/12/2022

This Statement of Information was prepared on:

07/06/2023