



## STATEMENT OF INFORMATION

492 OLD HAMILTON ROAD, BUNGALALLY, VIC 3401

PREPARED BY JOCK UEBERGANG, HARCOURTS HORSHAM, PHONE: 0418 815770

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**492 OLD HAMILTON ROAD, BUNGALALLY,**  3  1  2

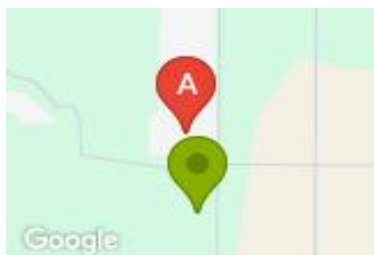
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$699,000**

Provided by: Jock Uebergang, Harcourts Horsham

## MEDIAN SALE PRICE



### BUNGALALLY, VIC, 3401

Suburb Median Sale Price (House)

01 October 2023 to 30 September 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**432 OLD HAMILTON RD, HAVEN, VIC 3401**

 4  2  4

Sale Price

**\$750,000**

Sale Date: 06/02/2024

Distance from Property: 592m



# 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](https://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: 492 OLD HAMILTON ROAD, BUNGALALLY, VIC 3401

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$699,000

### Median sale price

Median price: [ ] Property type: House Suburb: BUNGALALLY  
Period: 01 October 2023 to 30 September 2024 Source: pricfinder

### Comparable property sales

The estate agent or agents 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

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 432 OLD HAMILTON RD, HAVEN, VIC 3401 | \$750,000 | 06/02/2024   |

This Statement of Information was prepared on: 09/10/2024