

# STATEMENT OF INFORMATION

BOUNDARY STREET, WEDDERBURN, VIC 3518 PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# BOUNDARY STREET, WEDDERBURN, VIC 🕮 2 🕒 1 🚓 1







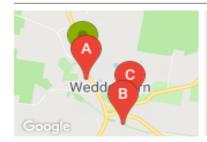
**Indicative Selling Price** 

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

Single Price: 37,500

Provided by: Lois De Jong, Bendigo Property Plus

## **MEDIAN SALE PRICE**



# WEDDERBURN, VIC, 3518

**Suburb Median Sale Price (Vacant Land)** 

\$61,000

01 April 2018 to 31 March 2019

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.



53 WILSON ST, WEDDERBURN, VIC 3518







Sale Price

\$105,000

Sale Date: 21/01/2019

Distance from Property: 409m





18 NEWBOLD ST, WEDDERBURN, VIC 3518







**Sale Price** 

\$38,000

Sale Date: 19/12/2018

Distance from Property: 2km





BOORT-WEDDERBURN RD, WEDDERBURN,







Sale Price

\$33,000

Sale Date: 27/09/2018

Distance from Property: 1.7km



# 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	Prope	erty	offered	for	sale
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Address Including suburb and postcode	BOUNDARY STREET, WEDDERBURN, VIC 3518
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#### Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	37,500	

## Median sale price

Median price	\$61,000	House	X	Unit	Sub	urb W	EDDERBURN
Period	01 April 2018 to 31 March 2019		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
53 WILSON ST, WEDDERBURN, VIC 3518	\$105,000	21/01/2019
18 NEWBOLD ST, WEDDERBURN, VIC 3518	\$38,000	19/12/2018
BOORT-WEDDERBURN RD, WEDDERBURN, VIC 3518	\$33,000	27/09/2018

