



STATEMENT OF INFORMATION

MAIN ROAD, LAANECORIE, VIC 3463

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MAIN ROAD, LAANECOORIE, VIC 3463



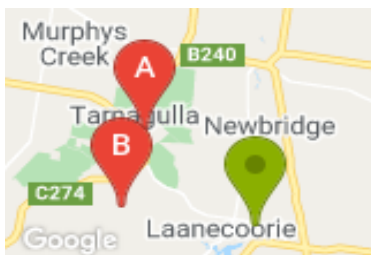
Indicative Selling Price

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

Single Price: 140,000.

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



LAANECOORIE, VIC, 3463

Suburb Median Sale Price (Vacant Land)

01 July 2020 to 31 December 2020

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.



5 MAIN RD, LAANECOORIE, VIC 3463



Sale Price

****\$110,000**

Sale Date: 08/02/2021

Distance from Property: 156m



124 COMMERCIAL RD, TARNAGULLA, VIC



Sale Price

\$115,000

Sale Date: 26/09/2020

Distance from Property: 8.2km



WAANYARRA RD, WAANYARRA, VIC 3551



Sale Price

\$193,000

Sale Date: 22/10/2020

Distance from Property: 7.2km



This report has been compiled on 17/03/2021 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2021 - 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

MAIN ROAD, LAANECOORIE, VIC 3463

Indicative selling price

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

Single Price:

140,000.

Median sale price

Median price

Property type

Vacant Land

Suburb

LAANECOORIE

Period

01 July 2020 to 31 December 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

5 MAIN RD, LAANECOORIE, VIC 3463	**\$110,000	08/02/2021
124 COMMERCIAL RD, TARNAGULLA, VIC 3551	\$115,000	26/09/2020
WAANYARRA RD, WAANYARRA, VIC 3551	\$193,000	22/10/2020

This Statement of Information was prepared on:

17/03/2021