



JIO REAL ESTATE

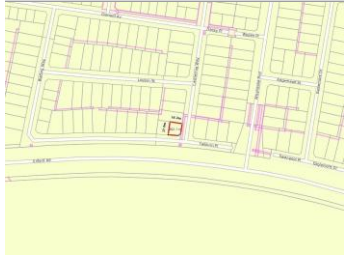
STATEMENT OF INFORMATION

1 DACEY PLACE, STRATHTULLOH, VIC 3338

PREPARED BY PAUL SIDHU, JIO REAL ESTATE, PHONE: 0404040527

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 DACEY PLACE, STRATHTHULLOH,



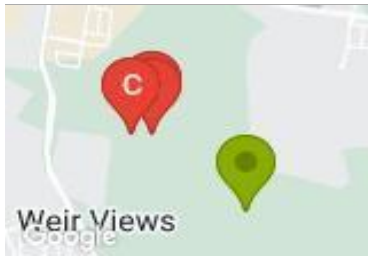
Indicative Selling Price

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

Price Range: **\$280,000 to \$300,000**

Provided by: Paul Sidhu, Jio Real Estate

MEDIAN SALE PRICE



STRATHTHULLOH, VIC, 3338

Suburb Median Sale Price (Vacant Land)

\$285,000

01 April 2022 to 31 March 2023

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



93 KINGDOM BVD, WEIR VIEWS, VIC 3338



Sale Price

\$250,000

Sale Date: 28/02/2023

Distance from Property: 869m



85 KINGDOM BVD, WEIR VIEWS, VIC 3338



Sale Price

\$300,000

Sale Date: 08/07/2022

Distance from Property: 842m



69 KINGDOM BVD, WEIR VIEWS, VIC 3338



Sale Price

\$300,000

Sale Date: 20/07/2022

Distance from Property: 942m



This report has been compiled on 01/05/2023 by Jio Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in 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 in 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

Address
Including suburb and

1 DACEY PLACE, STRATHULLOH, VIC 3338

Indicative selling price

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

Price Range: \$280,000 to \$300,000

Median sale price

Median price \$285,000

Property type

Vacant Land

Suburb

STRATHULLOH

Period

01 April 2022 to 31 March 2023

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

93 KINGDOM BVD, WEIR VIEWS, VIC 3338	\$250,000	28/02/2023
85 KINGDOM BVD, WEIR VIEWS, VIC 3338	\$300,000	08/07/2022
69 KINGDOM BVD, WEIR VIEWS, VIC 3338	\$300,000	20/07/2022

This Statement of Information was prepared

01/05/2023