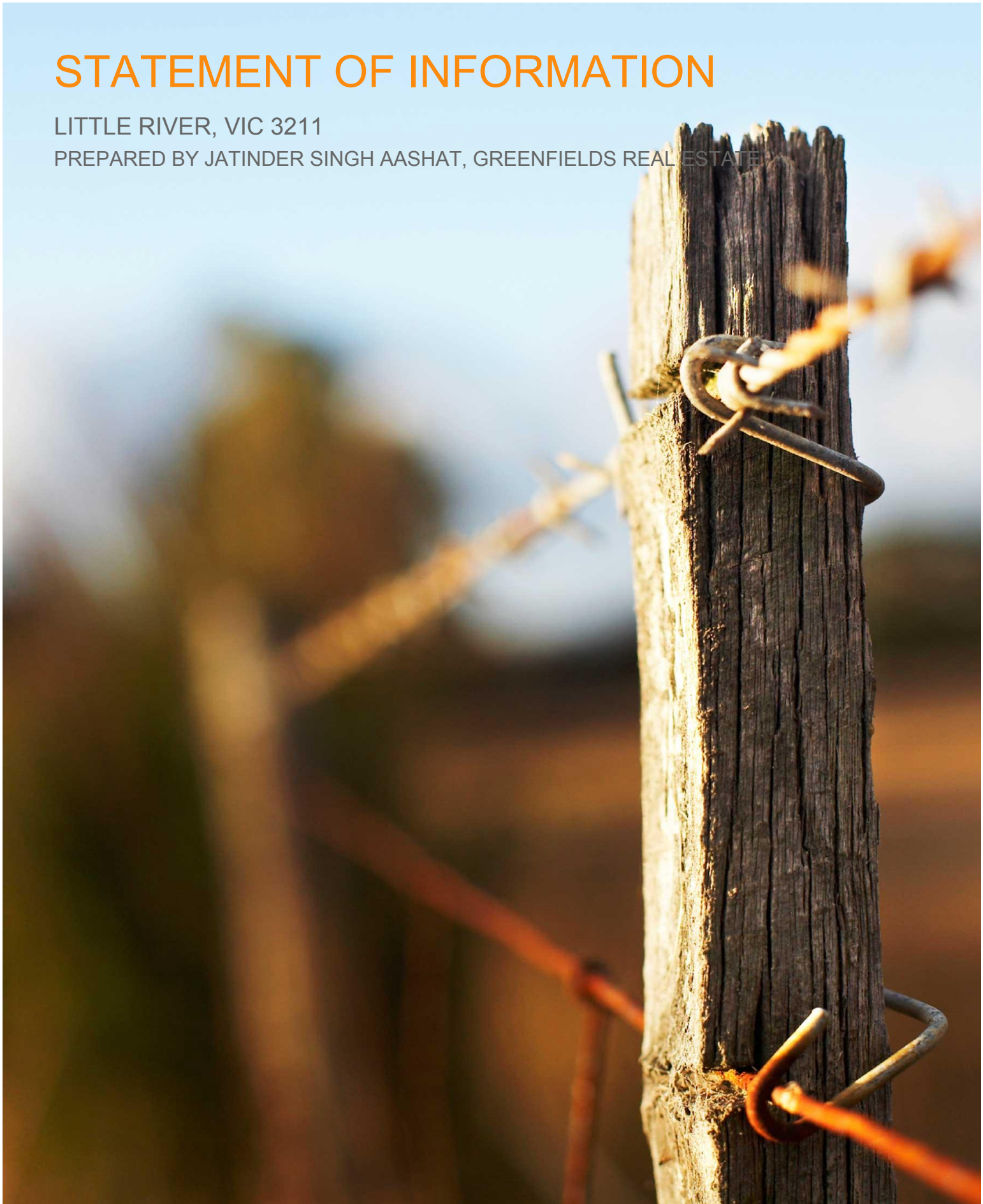


STATEMENT OF INFORMATION

LITTLE RIVER, VIC 3211

PREPARED BY JATINDER SINGH AASHAT, GREENFIELDS REAL ESTATE



GREENFIELDS
REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LITTLE RIVER, VIC 3211



Indicative Selling Price

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

Single Price: **\$2,400,000**

Provided by: Jatinder Singh Aashat, GREENFIELDS REAL ESTATE

MEDIAN SALE PRICE



LITTLE RIVER, VIC, 3211

Suburb Median Sale Price (Vacant Land)

01 January 2024 to 31 December 2024

Provided by: pricefinder

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 agents representative considers to be most comparable to the property for sale.



33-49 MCLEANS RD, LITTLE RIVER, VIC 3211

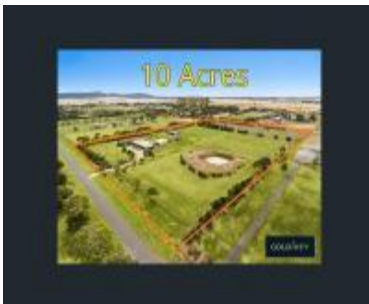


Sale Price

\$3,150,000

Sale Date: 09/09/2023

Distance from Property: 1.8km



90 MALCOLM RD, LITTLE RIVER, VIC 3211



Sale Price

\$1,530,000

Sale Date: 28/09/2023

Distance from Property: 331m



185 EDGARS RD, LITTLE RIVER, VIC 3211



Sale Price

\$1,110,000

Sale Date: 15/01/2024

Distance from Property: 804m

This report has been compiled on 27/01/2025 by GREENFIELDS REAL ESTATE. Property Data Solutions Pty Ltd 2025 - 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 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 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.

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

LITTLE RIVER, VIC 3211

Indicative selling price

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

Single Price: \$2,400,000


Median sale price

Median price

Property type Vacant Land

Suburb LITTLE RIVER

Period 01 January 2024 to 31 December 2024

Source 

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33-49 MCLEANS RD, LITTLE RIVER, VIC 3211	\$3,150,000	09/09/2023
90 MALCOLM RD, LITTLE RIVER, VIC 3211	\$1,530,000	28/09/2023
185 EDGARS RD, LITTLE RIVER, VIC 3211	\$1,110,000	15/01/2024

This Statement of Information was prepared on: 27/01/2025