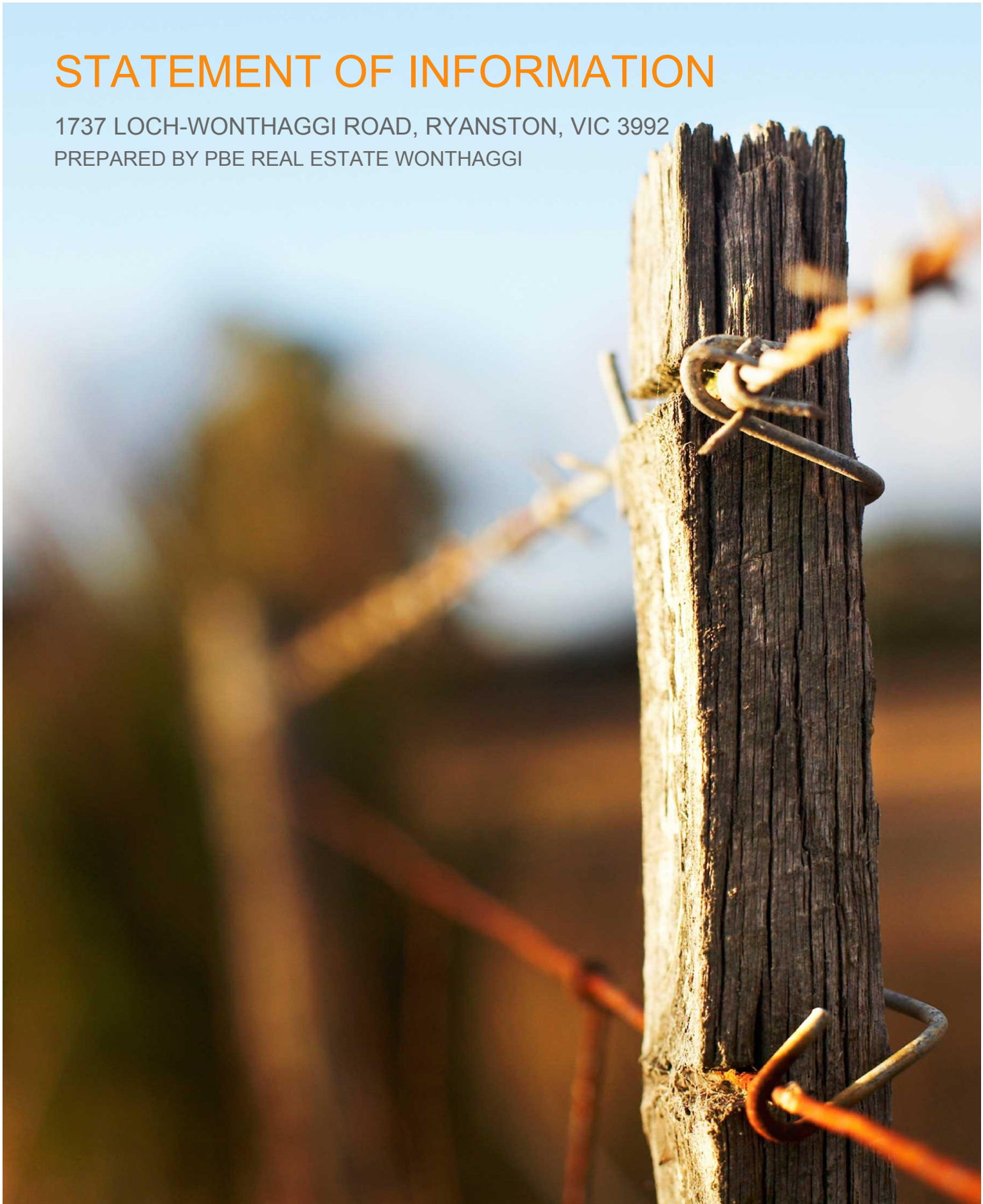


STATEMENT OF INFORMATION

1737 LOCH-WONTHAGGI ROAD, RYANSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1737 LOCH-WONTHAGGI ROAD,

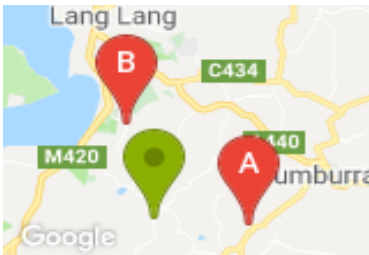
- -

Indicative Selling Price

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

Single Price: \$829,000

MEDIAN SALE PRICE



RYANSTON, VIC, 3992

Suburb Median Sale Price (House)

\$460,000

01 July 2018 to 30 June 2019

Provided by:

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.



80 HAIRS RD, MOYARRA, VIC 3951

4 2 4

Sale Price

****\$785,000**

Sale Date: 06/09/2019

Distance from Property: 9.8km



MARTYN LANE, WONTHAGGI, VIC 3995

3 2 3

Sale Price

***\$839,000**

Sale Date: 03/09/2019

Distance from Property: 15km



260 GURDIES-ST HELIER RD, THE GURDIES, VIC

4 1 3

Sale Price

\$890,000

Sale Date: 16/06/2019

Distance from Property: 11km



This report has been compiled on 13/09/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - 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

1737 LOCH-WONTHAGGI ROAD, RYANSTON, VIC 3992

Indicative selling price

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

Single Price:

\$829,000

Median sale price

Median price

\$460,000

Property type

Vacant Land

Suburb

RYANSTON

Period

01 July 2018 to 30 June 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

80 HAIRS RD, MOYARRA, VIC 3951	**\$785,000	06/09/2019
MARTYN LANE, WONTHAGGI, VIC 3995	*\$839,000	03/09/2019
260 GURDIES-ST HELIER RD, THE GURDIES, VIC 3984	\$890,000	16/06/2019

This Statement of Information was prepared on:

13/09/2019