

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

34 COBBLESTONE ROAD, BATESFORD,  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **null**

Provided by: Mollie Chandler , Ray White Highton

MEDIAN SALE PRICE



BATESFORD, VIC, 3213

Suburb Median Sale Price (Vacant Land)

\$858,000

01 October 2022 to 30 September 2023

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.

89 TOLLOORA WAY, BATESFORD, VIC  -  -  -

Sale Price

***\$800,000**

Sale Date: 09/06/2023

Distance from Property: 1.6km

50 OXLEY RISE, BATESFORD, VIC 3213  -  -  -

Sale Price

\$858,000

Sale Date: 21/07/2023

Distance from Property: 1.1km

36 OXLEY RISE, BATESFORD, VIC 3213  -  -  -

Sale Price

****\$750,000**

Sale Date: 11/09/2023

Distance from Property: 957m

This report has been compiled on 23/11/2023 by Ray White Highton. Property Data Solutions Pty Ltd 2023 - 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

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.

Property offered for

Address
Including suburb and

34 COBBLESTONE ROAD, BATESFORD, VIC 3213

Indicative selling price

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

Price Range:

Median sale price

Median price

\$858,000

Property type

Vacant Land

Suburb

BATESFORD

Period

01 October 2022 to 30 September 2023

Source

 pricfinder

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

Price

Date of sale

89 TOLLOORA WAY, BATESFORD, VIC 3213	*\$800,000	09/06/2023
50 OXLEY RISE, BATESFORD, VIC 3213	\$858,000	21/07/2023
36 OXLEY RISE, BATESFORD, VIC 3213	**\$750,000	11/09/2023

This Statement of Information was prepared

23/11/2023