



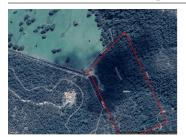
STATEMENT OF INFORMATION

37 CEMETERY LANE, JAMIESON, VIC 3723
PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 CEMETERY LANE, JAMIESON, VIC 3723 🕮 - 🕒 -







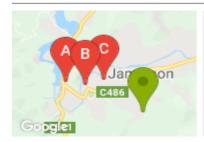
Indicative Selling Price

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

Single Price:

\$320,000

MEDIAN SALE PRICE



JAMIESON, VIC, 3723

Suburb Median Sale Price (House)

\$300,000

01 January 2018 to 31 December 2018

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.



21 BANK ST, JAMIESON, VIC 3723







Sale Price

*\$170,000

Sale Date: 26/02/2019

Distance from Property: 2.2km



JAMIESON-LICOLA RD, JAMIESON, VIC 3723







Sale Price

\$375,000

Sale Date: 17/07/2017

Distance from Property: 1.7km



95 JAMIESON-LICOLA RD, JAMIESON, VIC 3723 🕮 - 🕒 -







Sale Price

\$285,000

Sale Date: 23/11/2017

Distance from Property: 1.4km



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.

Address Including suburb and postcode	37 CEMETERY LANE JAMIESON, VIC. 3723
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoti				
Single Price:	\$320,000			

Median sale price

Median price	\$300,000	House	X	Unit	Suburb	JAMIESON
Period	01 January 2018 to 31 December 2018		Source	р	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
21 BANK ST, JAMIESON, VIC 3723	*\$170,000	26/02/2019
JAMIESON-LICOLA RD, JAMIESON, VIC 3723	\$375,000	17/07/2017
95 JAMIESON-LICOLA RD, JAMIESON, VIC 3723	\$285,000	23/11/2017

