

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5225 COLAC-LAVERS HILL ROAD,**

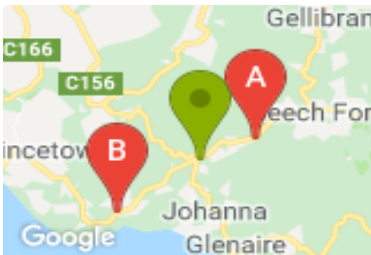


**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **\$415,000**

## MEDIAN SALE PRICE



**LAVERS HILL, VIC, 3238**

**Suburb Median Sale Price (Other)**

**\$425,000**

01 January 2018 to 31 December 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**4515 COLAC-LAVERS HILL RD, WYELANGTA,**



**36.68 Ha**

**Sale Price**

**\$400,000**

Sale Date: 01/06/2018

**\$4,444 per acre**

Distance from Property: 6.4km



**5915 GREAT OCEAN RD, YUULONG, VIC 3237**



**13.95 Ha**

**Sale Price**

**\$325,000**

Sale Date: 16/07/2018

**\$9,428 per acre**

Distance from Property: 11km



## 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](http://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

5225 COLAC-LAVERS HILL ROAD, LAVERS HILL, VIC 3238

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price

\$425,000

House

☒

Unit

Suburb

LAVERS HILL

Period

01 January 2018 to 31 December 2018

Source

 pricefinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

#### Address of comparable property

#### Price

#### Date of sale

4515 COLAC-LAVERS HILL RD, WYELANGTA, VIC 3237	\$400,000	01/06/2018
5915 GREAT OCEAN RD, YUULONG, VIC 3237	\$325,000	16/07/2018