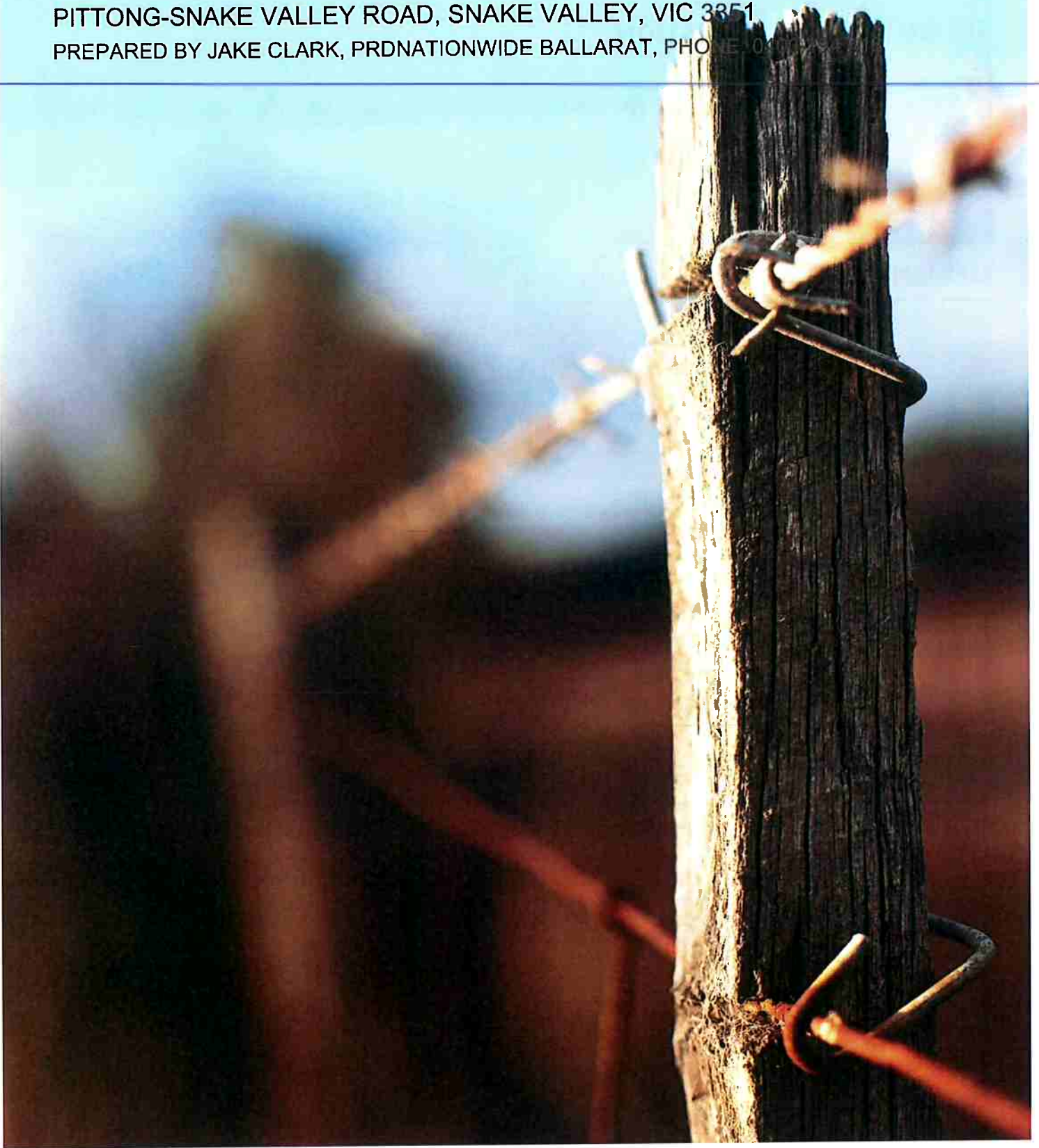


STATEMENT OF INFORMATION

PITTONG-SNAKE VALLEY ROAD, SNAKE VALLEY, VIC 3351

PREPARED BY JAKE CLARK, PRDNATIONWIDE BALLARAT, PHONE 03 9397 9000



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



PITTONG-SNAKE VALLEY ROAD, SNAKE



Indicative Selling Price

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

Price Range: \$200,000 to \$220,000

Provided by: Jake Clark, PRDnationwide Ballarat

MEDIAN SALE PRICE



SNAKE VALLEY, VIC, 3351

Suburb Median Sale Price (Vacant Land)

\$160,000

01 October 2020 to 30 September 2021

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.



1014 SMYTHESDALE-SNAKE VALLEY RD,



Sale Price

\$300,000

Sale Date: 22/06/2021

Distance from Property: 3.9km



COCHRANE DR, SNAKE VALLEY, VIC 3351



Sale Price

\$157,500

Sale Date: 23/08/2021

Distance from Property: 2km



NUNNS RD, SNAKE VALLEY, VIC 3351



Sale Price

\$296,000

Sale Date: 01/09/2021

Distance from Property: 3.7km



This report has been compiled on 13/12/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - 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

PITONG-SNAKE VALLEY ROAD, SNAKE VALLEY, VIC 3351

Indicative selling price

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

Price Range: \$200,000 to \$220,000

Median sale price

Median price

\$160,000

Property type

Vacant Land

Suburb

SNAKE VALLEY

Period

01 October 2020 to 30 September 2021

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

1014 SMYTHESDALE-SNAKE VALLEY RD, SNAKE VALLEY, VIC 3351	\$300,000	22/06/2021
COCHRANE DR, SNAKE VALLEY, VIC 3351	\$157,500	23/08/2021
NUNNS RD, SNAKE VALLEY, VIC 3351	\$296,000	01/09/2021

This Statement of Information was prepared on:

13/12/2021