

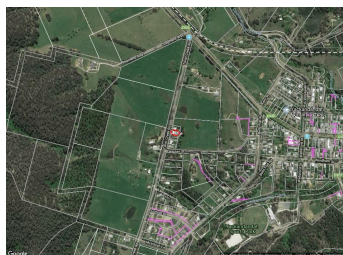
STATEMENT OF INFORMATION

31 TWIST CREEK ROAD, YACKANDANDAH, VIC 3749

PREPARED BY MARK BOEHM, PJ MURPHY REAL ESTATE, PHONE: 0437331559

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 TWIST CREEK ROAD,



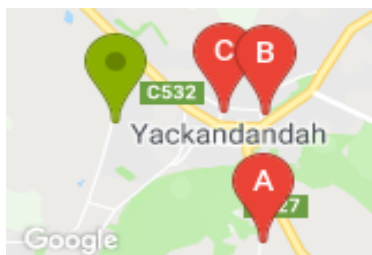
Indicative Selling Price

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

Price Range: \$265,000 to \$280,000

Provided by: Mark Boehm, PJ Murphy Real Estate

MEDIAN SALE PRICE



YACKANDANDAH, VIC, 3749

Suburb Median Sale Price (House)

\$482,000

01 October 2017 to 30 September 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.



25 BACK CREEK RD, YACKANDANDAH, VIC



Sale Price

***\$250,000**

Sale Date: 03/02/2018

Distance from Property: 1.3km



6 WILLIAM ST, YACKANDANDAH, VIC 3749



Sale Price

****\$299,500**

Sale Date: 04/08/2017

Distance from Property: 997m



12 WELLSFORD ST, YACKANDANDAH, VIC



Sale Price

***\$325,000**

Sale Date: 28/04/2018

Distance from Property: 727m



This report has been compiled on 04/12/2018 by PJ Murphy Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

31 TWIST CREEK ROAD, YACKANDANDAH, VIC 3749

Indicative selling price

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

Price Range:

\$265,000 to \$280,000

Median sale price

Median price

\$482,000

House

☒

Unit

☐

Suburb

YACKANDANDAH

Period

01 October 2017 to 30 September 2018

Source



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

25 BACK CREEK RD, YACKANDANDAH, VIC 3749	*\$250,000	03/02/2018
6 WILLIAM ST, YACKANDANDAH, VIC 3749	**\$299,500	04/08/2017
12 WELLSFORD ST, YACKANDANDAH, VIC 3749	*\$325,000	28/04/2018