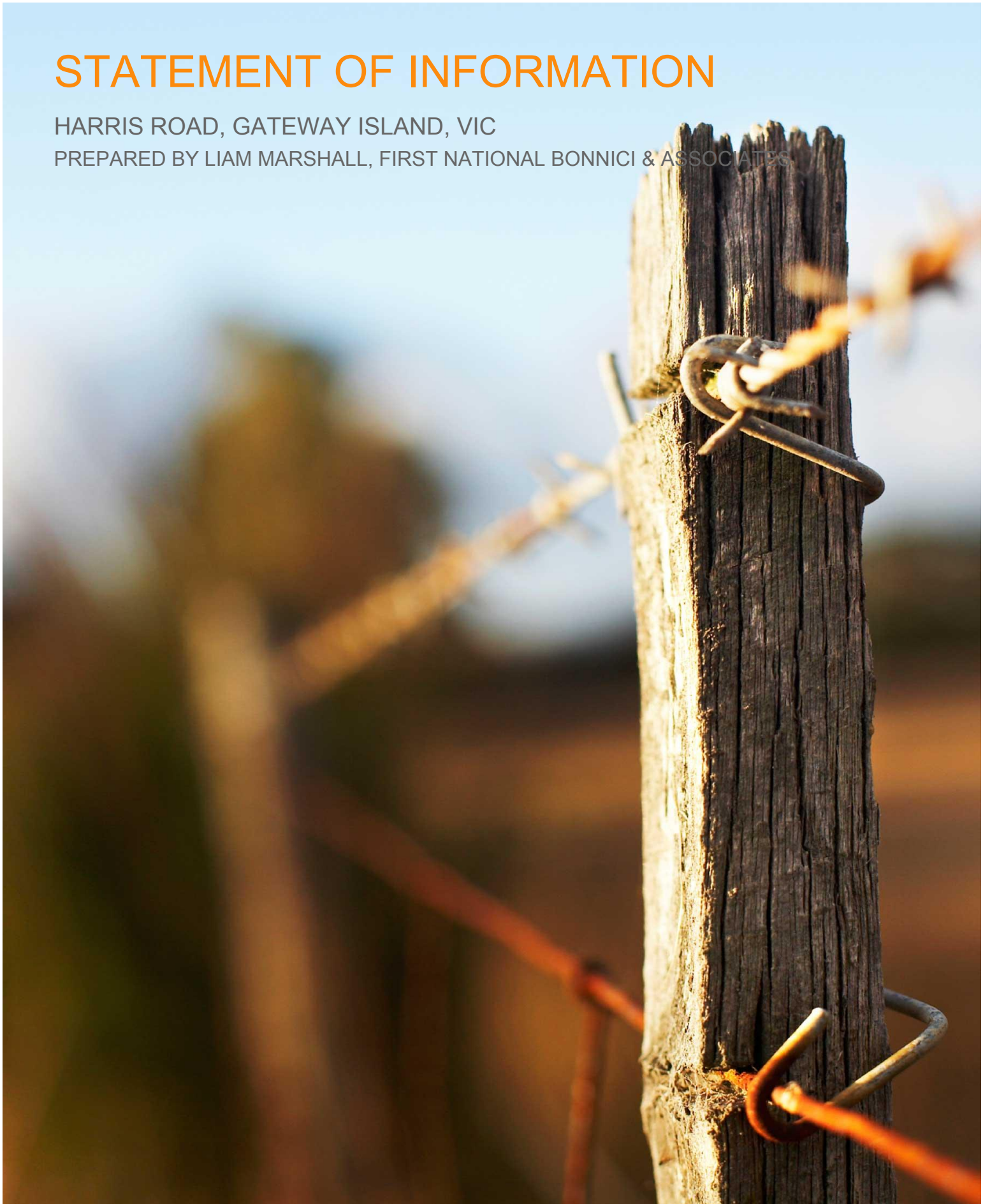


# STATEMENT OF INFORMATION

HARRIS ROAD, GATEWAY ISLAND, VIC

PREPARED BY LIAM MARSHALL, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &  
Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### HARRIS ROAD, GATEWAY ISLAND, VIC



#### Indicative Selling Price

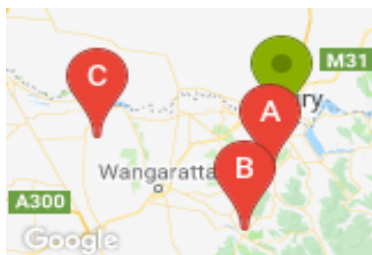
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$121,000 to \$133,000**

Provided by: Liam Marshall, First National Bonnici & Associates

## MEDIAN SALE PRICE



### GATEWAY ISLAND, VIC, 3691

Suburb Median Sale Price (Vacant Land)

01 July 2017 to 30 June 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.



### MCEVOY LANE, YACKANDANDAH, VIC 3749



Sale Price

**\$205,000**

Sale Date: 24/05/2017

Distance from Property: 24km



### 29 RANGEVIEW DR, MYRTLEFORD, VIC 3737



Sale Price

**\$120,000**

Sale Date: 08/09/2016

Distance from Property: 52km



### 5 ELMA ST, WILBY, VIC 3728



Sale Price

**\$58,000**

Sale Date: 22/09/2016

Distance from Property: 79km



This report has been compiled on 06/09/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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](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

HARRIS ROAD, GATEWAY ISLAND, VIC

### Indicative selling price

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

Price Range:

\$121,000 to \$133,000

### Median sale price

Median price

House

Unit

Suburb

GATEWAY ISLAND

Period

01 July 2017 to 30 June 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

MCEVOY LANE, YACKANDANDAH, VIC 3749	\$205,000	24/05/2017
29 RANGEVIEW DR, MYRTLEFORD, VIC 3737	\$120,000	08/09/2016
5 ELMA ST, WILBY, VIC 3728	\$58,000	22/09/2016