

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a paved patio. A yellow jacket is draped over the chair. Next to it is a wooden stool made of two tree stumps, with a straw hat on top. In the background, a swimming pool is enclosed by a glass fence. A wooden wall and large trees are also visible.

RayWhite.

Statement of information

129 CLANCY ROAD, EPPALOCK, VIC 3551
PREPARED BY SHANAE GAHAN, RAY WHITE BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



129 CLANCY ROAD, EPPALOCK, VIC 3551  5  3  6

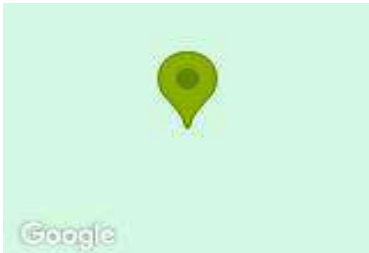
Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,200,000**

Provided by: Shanae Gahan , Ray White Bendigo

MEDIAN SALE PRICE



EPPALOCK, VIC, 3551

Suburb Median Sale Price (House)

\$842,500

01 October 2023 to 30 September 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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

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	129 CLANCY ROAD, EPPALOCK, VIC 3551
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Indicative selling price

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

Price Range:	\$1,100,000 to \$1,200,000
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Median sale price

Median price	\$842,500	Property type	House	Suburb	EPPALOCK
Period	01 October 2023 to 30 September 2024		Source		

Comparable property sales

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

This Statement of Information was prepared on:	12/12/2024
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