

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 5 LOTUS COURT, NAGAMBIE, VIC 3608

3 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$660,000**

Provided by: Emma Hendy , Ray White Nagambie

## MEDIAN SALE PRICE



## NAGAMBIE, VIC, 3608

Suburb Median Sale Price (House)

**\$627,500**

01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.



## 21 MCGREGOR AVE, NAGAMBIE, VIC 3608

3 2 4

Sale Price

**\*\$640,000**

Sale Date: 29/11/2024

Distance from Property: 268m



## 14 PENROSE ST, NAGAMBIE, VIC 3608

3 2 2

Sale Price

**\*\$660,000**

Sale Date: 19/12/2024

Distance from Property: 1.9km



## 12 BARWON ST, NAGAMBIE, VIC 3608

4 2 3

Sale Price

**\*\$662,000**

Sale Date: 17/01/2025

Distance from Property: 1.4km

This report has been compiled on 22/01/2025 by Ray White Nagambie. Property Data Solutions Pty Ltd 2025 - [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](https://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:

### Indicative selling price

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

Single Price:

### Median sale price

Median price:  Property type:  Suburb:   
Period:  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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 MCGREGOR AVE, NAGAMBIE, VIC 3608	*\$640,000	29/11/2024
14 PENROSE ST, NAGAMBIE, VIC 3608	*\$660,000	19/12/2024
12 BARWON ST, NAGAMBIE, VIC 3608	*\$662,000	17/01/2025

This Statement of Information was prepared on: