

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**44 SHANNONS ROAD, MURRINDINDI, VIC**



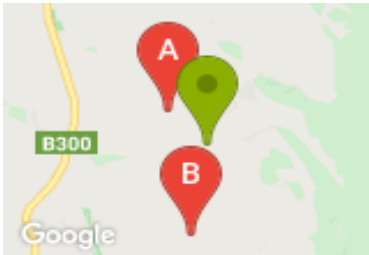
### Indicative Selling Price

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

Price Range: **\$960,000 to 1,050,000**

Provided by: Hayley Philpot, Savoy Real Estate

## MEDIAN SALE PRICE



**MURRINDINDI, VIC, 3717**

Suburb Median Sale Price (House)

**\$697,500**

01 January 2019 to 31 December 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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



**389 MURRINDINDI RD, MURRINDINDI, VIC**



Sale Price

**\$690,000**

Sale Date: 19/12/2018

Distance from Property: 1.4km



**775 MURRINDINDI RD, MURRINDINDI, VIC**



Sale Price

**\$795,000**

Sale Date: 26/07/2019

Distance from Property: 2.7km



This report has been compiled on 27/02/2020 by Savoy Real Estate. Property Data Solutions Pty Ltd 2020 - [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

44 SHANNONS ROAD, MURRINDINDI, VIC 3717


### Indicative selling price

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

Price Range: \$960,000 to 1,050,000

### Median sale price

Median price \$697,500 Property type House Suburb MURRINDINDI

Period 01 January 2019 to 31 December 2019 Source 

### Comparable property sales

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

Address of comparable property	Price	Date of sale
389 MURRINDINDI RD, MURRINDINDI, VIC 3717	\$690,000	19/12/2018
775 MURRINDINDI RD, MURRINDINDI, VIC 3717	\$795,000	26/07/2019

This Statement of Information was prepared on: 27/02/2020