

STATEMENT OF INFORMATION

60 WILLARING BRIDGE ROAD, WALLALOO EAST, VIC 3387 PREPARED BY GREG FATHERS, PROPERTY PLUS REAL ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 WILLARING BRIDGE ROAD,







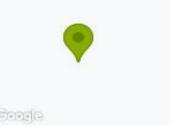
Indicative Selling Price

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

Single Price: \$399,000

Provided by: Greg Fathers, Property Plus Real Estate Agents

MEDIAN SALE PRICE



WALLALOO EAST, VIC, 3387

Suburb Median Sale Price (House)

01 April 2023 to 31 March 2024

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.

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 ncluding suburb and postcode	60 WILL ADING PRINCE ROAD WALLALOO EAST VIC 3397
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Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Single	Price:	\$399,000							
Median sale price									
Median price			Property type	House	Suburb	WALLALOO EAST			

Source

Comparable property sales

Period

01 April 2023 to 31 March 2024

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.

This Statement of Information was prepared on:

29/04/2024

pricefinder

