STATEMENT OF INFORMATION

30 DEVEREUX STREET, WARRACKNABEAL, VIC-3393 PREPARED BY CODY EFFRETT, AARON LEWIS PROPERTY AGENTS





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

30 DEVEREUX STREET,

Indicative Selling Price



Provided by: Cody Effrett, Aaron Lewis Property Agents

MEDIAN SALE PRICE

Rac

WarrackNabeal



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

\$360.000

Suburb Median Sale Price (House)

\$230,000

Single Price:

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

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COMPARABLE PROPERTIES

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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.



43 DEVEREUX ST, WARRACKNABEAL, VIC 3393 📇 5 🛛 🗁 4

Sale Price \$400,000 Sale Date: 09/03/2023

Distance from Property: 282m



57 LYLE ST, WARRACKNABEAL, VIC 3393 🛛 📇 4 🗁 2

Sale Price \$410,000 Sale Date: 17/05/2023

Distance from Property: 678m



100 CRAIG AVE, WARRACKNABEAL, VIC 3393 🛛 📇 3 🔅 1

Sale Price \$350,000 Sale Date: 13/07/2023

Distance from Property: 548m

This report has been compiled on 14/11/2023 by Aaron Lewis Property Agents. Property Data Solutions Pty Ltd 2023 - 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 before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

30 DEVEREUX STREET, WARRACKNABEAL, VIC 3393

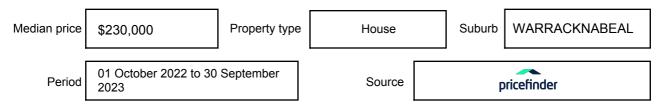
Indicative selling price

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

Single Price:

\$360,000

Median sale price



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
43 DEVEREUX ST, WARRACKNABEAL, VIC 3393	\$400,000	09/03/2023
57 LYLE ST, WARRACKNABEAL, VIC 3393	\$410,000	17/05/2023
100 CRAIG AVE, WARRACKNABEAL, VIC 3393	\$350,000	13/07/2023

This Statement of Information was prepared on: 14



