



STATEMENT OF INFORMATION

78 VIMINARIA ROAD, HARMERS HAVEN, VIC 3995

PREPARED BY RAHNEE SKATE - PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



78 VIMINARIA ROAD, HARMERS HAVEN,



Indicative Selling Price

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

Single Price: **\$680,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



HARMERS HAVEN, VIC, 3995

Suburb Median Sale Price (House)

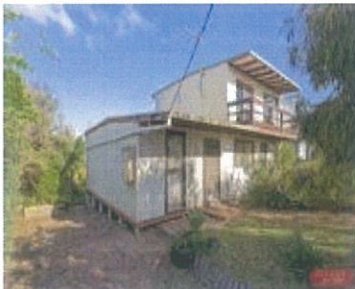
\$780,000

01 January 2021 to 31 December 2021

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.



116 VIMINARIA RD, HARMERS HAVEN, VIC

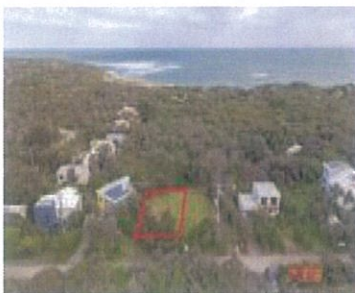


Sale Price

\$780,000

Sale Date: 20/07/2021

Distance from Property: 282m



120 VIMINARIA RD, HARMERS HAVEN, VIC



Sale Price

\$680,000

Sale Date: 24/08/2021

Distance from Property: 305m



This report has been compiled on 04/01/2022 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2022 - 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

78 VIMINARIA ROAD, HARMERS HAVEN, VIC 3995

Indicative selling price

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

Single Price: \$680,000

Median sale price

Median price \$780,000

Property type House

Suburb HARMERS HAVEN

Period 01 January 2021 to 31 December 2021

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
116 VIMINARIA RD, HARMERS HAVEN, VIC 3995	\$780,000	20/07/2021
120 VIMINARIA RD, HARMERS HAVEN, VIC 3995	\$680,000	24/08/2021

This Statement of Information was prepared on: 04/01/2022