

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

2 GOLDWOOD DRIVE, ALFREDTON, VIC 3350

Indicative selling price

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

Single Price:

460,000

Median sale price

Median price

\$162,000

Property type

Vacant Land

Suburb

ALFREDTON

Period

01 October 2018 to 30 September 2019

Source

 pricfinder

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

18 CAPITAL ST, ALFREDTON, VIC 3350	\$385,000	13/05/2019
25 CAPITAL ST, ALFREDTON, VIC 3350	\$335,000	30/07/2019

This Statement of Information was prepared on: 27/11/2019

STATEMENT OF INFORMATION

2 GOLDWOOD DRIVE, ALFREDTON, VIC 3350

PREPARED BY PENNY SHIELDS, PRDNATIONWIDE BALLARAT

Sell Smarter!

PRD nationwide

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 GOLDWOOD DRIVE, ALFREDTON, VIC



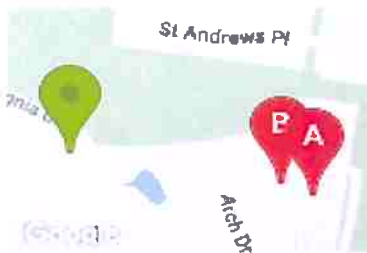
Indicative Selling Price

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

Single Price: **460,000**

Provided by: Penny Shields, PRDnationwide Ballarat

MEDIAN SALE PRICE



ALFREDTON, VIC, 3350

Suburb Median Sale Price (Vacant Land)

\$162,000

01 October 2018 to 30 September 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.



18 CAPITAL ST, ALFREDTON, VIC 3350



Sale Price

\$385,000

Sale Date: 13/05/2019

Distance from Property: 402m



25 CAPITAL ST, ALFREDTON, VIC 3350



Sale Price

\$335,000

Sale Date: 30/07/2019

Distance from Property: 344m

