

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb or  
locality and postcode

136 CORRINGLE ROAD NEWMERELLA VICTORIA 3886

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$\*570000

&

\$590000

### Median sale price

Median price

\$215000

Property type

HOUSE

Suburb

ORBOST

Period - From

01/07/2020

to

08/10/2020

Source

CORE LOGIC / RP DATA

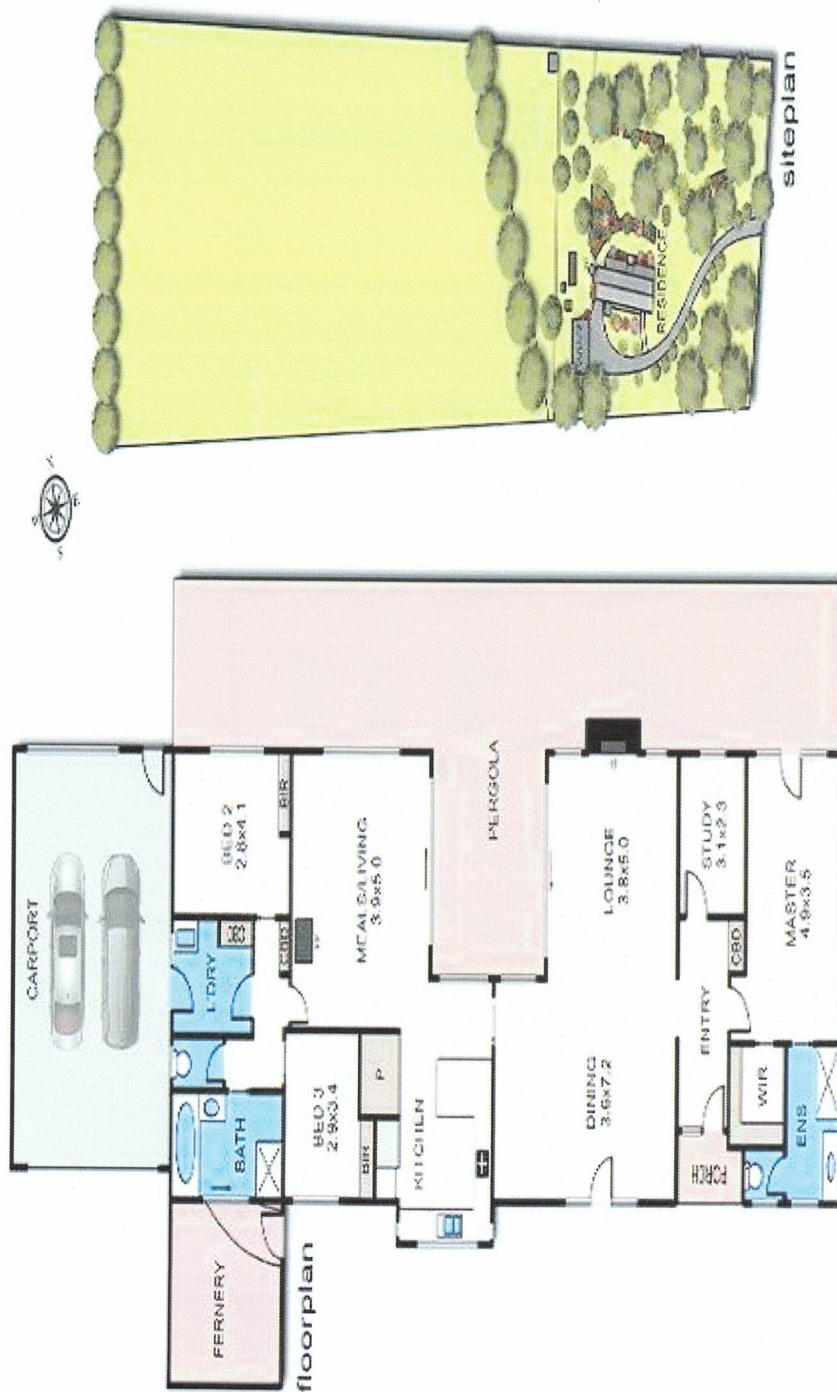
### Comparable property sales (\*Delete A or B below as applicable)

**B\*** 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: 15/10/2020

# Floor Plan

136 Corringale Road, Newmerella



Nov 18

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.

archistyle

**CoreLogic**

## Comparable Sales



39 McLaughlins Road Newmerella VIC 3886

**Sold Price** **\$435,000**

4 2 6 7,206m<sup>2</sup> 251m<sup>2</sup>

Sold Date 11-Aug-20 First Listing \$475,000 Year Built 1990  
DOM 1 Last Listing \$475,000  
Distance 1.95km Price Change ▼ -8.4%

1



23 Ricardo Drive Marlo VIC 3888

**Sold Price** **\$450,000**

4 2 8 4,009 -

Sold Date 25-Oct-19 First Listing \$470,000 Year Built -  
DOM 40 Last Listing \$470,000  
Distance 11.82km Price Change ▼ -4.3%

2

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

## Comparable Listings



13 McLaughlins Road Newmerella VIC 3886

 4  2  2  2,057m<sup>2</sup>  -

Listing Price  
\$455,000

Listed Date  
DOM 03-Sep-20  
43 days

Year Built -  
Distance 1.76km



DOM = Days on market

## Disclaimer

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A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

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