

STATEMENT OF INFORMATION

120 SUTTON ROAD, FLAGSTAFF, VIC 3465

PREPARED BY DI SELWOOD, PROPERTY PLUS REAL ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



120 SUTTON ROAD, FLAGSTAFF, VIC

 3  1  3

Indicative Selling Price

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

Single Price: **\$550,000**

Provided by: Di Selwood, Property Plus Real Estate

MEDIAN SALE PRICE



FLAGSTAFF, VIC, 3465

Suburb Median Sale Price (House)

\$382,500

01 July 2023 to 30 June 2024

Provided by: 

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.



49-51 MAJORCA RD, MARYBOROUGH, VIC

 3  1  5

Sale Price

\$600,000

Sale Date: 25/01/2024

Distance from Property: 2.4km



47 MARYBOROUGH-DUNOLLY RD,

 4  2  6

Sale Price

***\$520,000**

Sale Date: 06/08/2024

Distance from Property: 3.7km



This report has been compiled on 06/09/2024 by Property Plus Real Estate. Property Data Solutions Pty Ltd 2024 - 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

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.

Property offered for

Address
Including suburb and
postcode

120 SUTTON ROAD, FLAGSTAFF, VIC 3465

Indicative selling price

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

Single Price:

\$550,000

Median sale price

Median price

\$382,500

Property type

House

Suburb

FLAGSTAFF

Period

01 July 2023 to 30 June 2024

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

Price

Date of sale

| | | |
|--|------------|------------|
| 49-51 MAJORCA RD, MARYBOROUGH, VIC 3465 | \$600,000 | 25/01/2024 |
| 47 MARYBOROUGH-DUNOLLY RD, MARYBOROUGH, VIC 3465 | *\$520,000 | 06/08/2024 |

This Statement of Information was prepared on:

06/09/2024