

# 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







**Indicative Selling Price** 

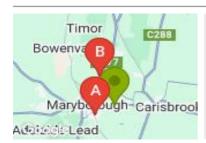
For the meaning of this price see consumer.vic.au/underquoting

\$550,000

Single Price:

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: **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.



49-51 MAJORCA RD, MARYBOROUGH, VIC







Sale Price

\$600,000

Sale Date: 25/01/2024

Distance from Property: 2.4km





47 MARYBOROUGH-DUNOLLY RD,







**Sale Price** 

**\*\$520,000** 

Sale Date: 06/08/2024

Distance from Property: 3.7km



# 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.

Pro	perty	offere	d for

	Add	ress
Including	suburb	and
	posto	code

120 SUTTON ROAD, FLAGSTAFF, VIC 3465

#### Indicative selling price

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

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	P	oricefinder

#### 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

