

STATEMENT OF INFORMATION

274 PETHERICKS ROAD, GOORNONG, VIC 3557

PREPARED BY GREG FATHERS, PROPERTY PLUS REAL ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



274 PETHERICKS ROAD, GOORNONG, VIC  4  2  2

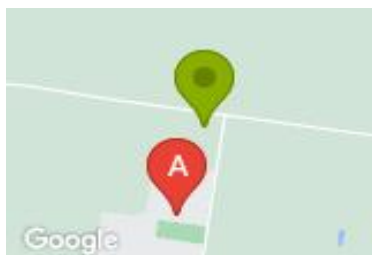
Indicative Selling Price

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

Single Price: **\$995,000**

Provided by: Greg Fathers, Property Plus Real Estate Agents

MEDIAN SALE PRICE



GOORNONG, VIC, 3557

Suburb Median Sale Price (House)

\$554,000

01 April 2023 to 31 March 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.



95 LOMAS RD, GOORNONG, VIC 3557

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Sale Price

\$618,000

Sale Date: 22/12/2023

Distance from Property: 657m



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

Property offered for sale

Address
Including suburb and
postcode

274 PETHERICKS ROAD, GOORNONG, VIC 3557

Indicative selling price

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

Single Price:

\$995,000

Median sale price

Median price

\$554,000

Property type

House

Suburb

GOORNONG

Period

01 April 2023 to 31 March 2024

Source

pricefinder

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

95 LOMAS RD, GOORNONG, VIC 3557

\$618,000

22/12/2023

This Statement of Information was prepared on:

10/06/2024