

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 BIRRELLS ROAD, NEWLANDS ARM,







Indicative Selling Price

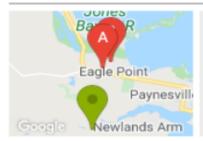
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

190,000. to 190,000.

Provided by: Lorraine Edlington, LJ Hooker Paynesville

MEDIAN SALE PRICE



NEWLANDS ARM, VIC, 3875

Suburb Median Sale Price (Vacant Land)

\$136,750

01 October 2019 to 30 September 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 REGATTA PL, EAGLE POINT, VIC 3878







Sale Price

\$175,950

Sale Date: 16/02/2019

Distance from Property: 3.6km





18 MARAVITO TCE, EAGLE POINT, VIC 3878







Sale Price

**\$182,000

Sale Date: 15/12/2020

Distance from Property: 4.1km





MORECROFT RISE, EAGLE POINT, VIC 3878







Sale Price

**\$200,000

Sale Date: 18/11/2020

Distance from Property: 3.5km

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

21 BIRRELLS ROAD, NEWLANDS ARM, VIC 3875

Indicative selling price

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

Price Range: 190,000. to 190,000.

Median sale price

Median price	\$136,750	Property type	Vacant Land	Suburb	NEWLANDS ARM
Period	01 October 2019 to 30 2020	September	Source		pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16 REGATTA PL, EAGLE POINT, VIC 3878	\$175,950	16/02/2019
18 MARAVITO TCE, EAGLE POINT, VIC 3878	**\$182,000	15/12/2020
MORECROFT RISE, EAGLE POINT, VIC 3878	**\$200,000	18/11/2020

This Statement of Information was prepared on:

21/12/2020

