

STATEMENT OF INFORMATION

323 GRAVELLY POINT ROAD, RAYMOND ISLAND, VIC 3880

PREPARED BY LOCKWOOD REAL ESTATE, SHOP 7/50 METUNG ROAD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



323 GRAVELLY POINT ROAD, RAYMOND

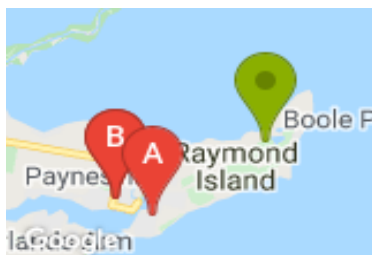


Indicative Selling Price

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

Single Price: \$295,000

MEDIAN SALE PRICE



RAYMOND ISLAND, VIC, 3880

Suburb Median Sale Price (Other)

01 January 2019 to 31 December 2019

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.



54 TENTH AVE, RAYMOND ISLAND, VIC 3880



Sale Price

\$0

Sale Date: 25/07/2018

Distance from Property: 3.7km



20 MAIN RD, PAYNESVILLE, VIC 3880



Sale Price

\$0

Sale Date: 07/09/2018

Distance from Property: 4.3km



22 MAIN RD, PAYNESVILLE, VIC 3880



Sale Price

\$0

Sale Date: 07/10/2018

Distance from Property: 4.3km



This report has been compiled on 14/02/2020 by Lockwood Real Estate. Property Data Solutions Pty Ltd 2020 - 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.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

232 GRAVELLY POINT ROAD, RAYMOND ISLAND, VIC 3880

Indicative selling price


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

Single Price: \$295,000

Median sale price

Median price

Property type Vacant Land Suburb RAYMOND ISLAND

Period 01 January 2019 to 31 December 2019 Source 

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
54 TENTH AVE, RAYMOND ISLAND, VIC 3880	\$0	25/07/2018
20 MAIN RD, PAYNESVILLE, VIC 3880	\$0	07/09/2018
22 MAIN RD, PAYNESVILLE, VIC 3880	\$0	07/10/2018

This Statement of Information was prepared on: 14/02/2020