

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 2 DOCKSEYS ROAD CHILDERS VIA

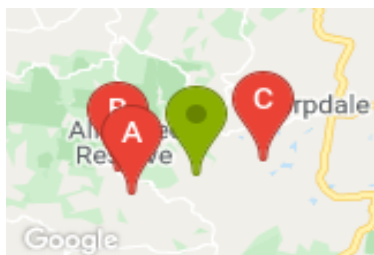
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Indicative Selling Price

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

Single Price: **\$499,000**

MEDIAN SALE PRICE



CHILDERS, VIC, 3824

Suburb Median Sale Price (House)

01 July 2019 to 30 June 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.



44 CLARKES RD, ALLAMBEE RESERVE, VIC

5 2 -

Sale Price

****\$1,150,000**

Sale Date: 31/01/2020

Distance from Property: 3.5km



943 MIRBOO-YARRAGON RD, ALLAMBEE

4 2 2

Sale Price

\$520,000

Sale Date: 01/11/2019

Distance from Property: 4km



70 VALLEY RD, THORPDALE, VIC 3835

3 2 2

Sale Price

\$730,000

Sale Date: 08/10/2018

Distance from Property: 3.7km



This report has been compiled on 06/07/2020 by Elders Real Estate Yarragon. 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

LOT 2 DOCKSEYS ROAD CHILDERS VIA THORPDALE

Indicative selling price

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

Single Price: \$499,000


Median sale price

Median price

Property type House

Suburb CHILDERS

Period 01 July 2019 to 30 June 2020

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
44 CLARKES RD, ALLAMBEE RESERVE, VIC 3871	**\$1,150,000	31/01/2020
943 MIRBOO-YARRAGON RD, ALLAMBEE RESERVE, VIC 3871	\$520,000	01/11/2019
70 VALLEY RD, THORPDALE, VIC 3835	\$730,000	08/10/2018

This Statement of Information was prepared on: 06/07/2020