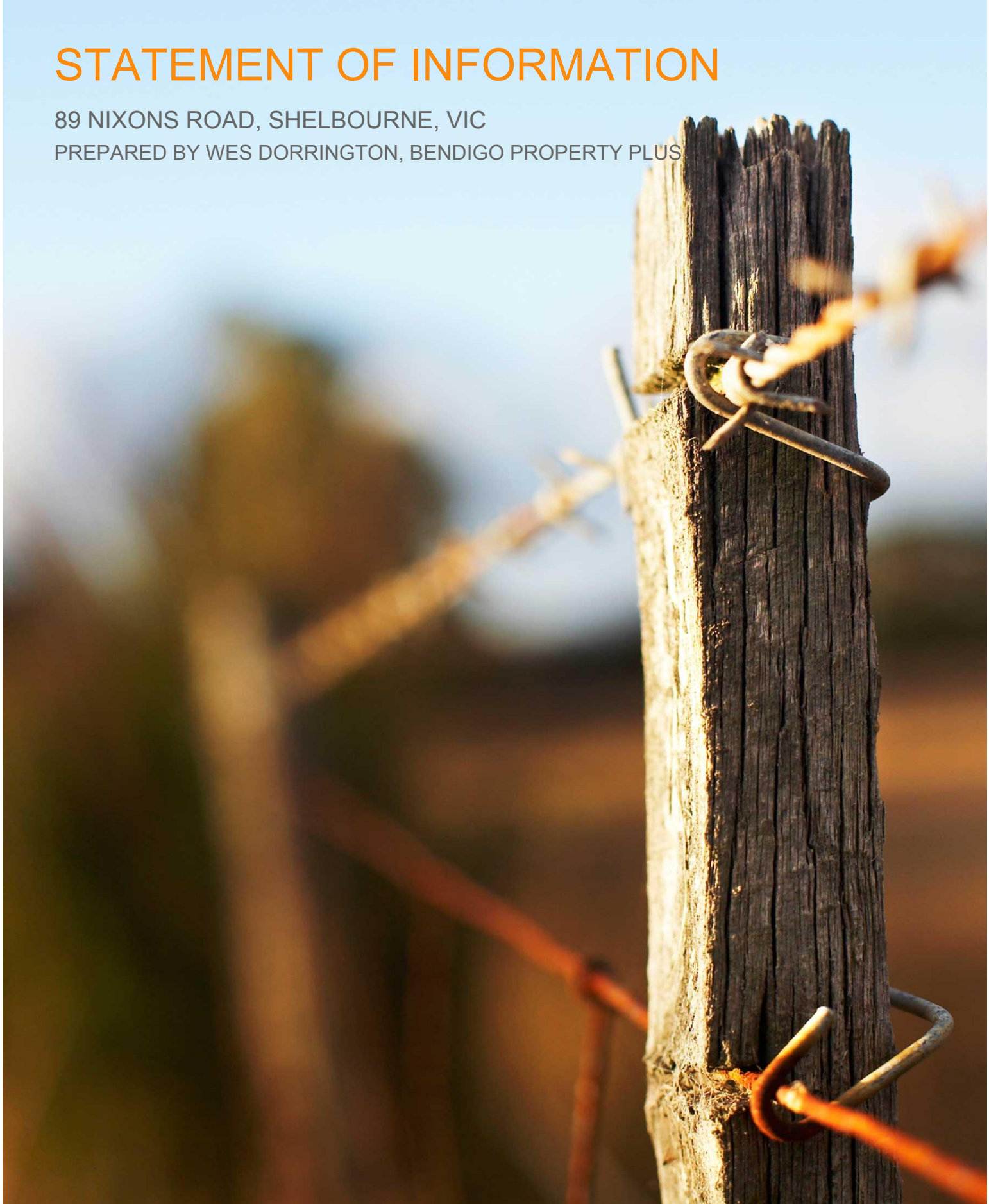


# STATEMENT OF INFORMATION

89 NIXONS ROAD, SHELBOURNE, VIC

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**89 NIXONS ROAD, SHELBOURNE, VIC**

 4  1  -

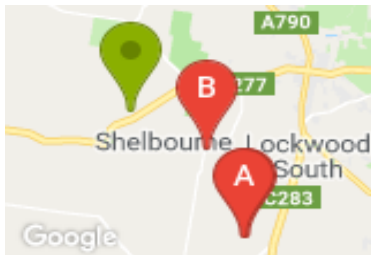
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$440,000 to \$460,000**

Provided by: Wes Dorrington, Bendigo Property Plus

## MEDIAN SALE PRICE



**SHELBOURNE, VIC, 3515**

Suburb Median Sale Price (House)

**\$495,500**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



**362 WILD CHERRY RD, LOCKWOOD SOUTH,**

 4  2  4

Sale Price

**\$480,000**

Sale Date: 18/02/2016

Distance from Property: 9.4km



**511 BRADFORD RD, SHELBOURNE, VIC 3463**

 3  2  -

Sale Price

**\$445,000**

Sale Date: 24/11/2016

Distance from Property: 4.5km



**354 WILD CHERRY RD, LOCKWOOD SOUTH,**

 3  2  2

Sale Price

**\$484,500**

Sale Date: 28/09/2016

Distance from Property: 9.5km



This report has been compiled on 24/08/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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 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](http://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

89 NIXONS ROAD, SHELBOURNE, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$440,000 to \$460,000

### Median sale price

Median price

\$495,500

House

Unit

Suburb

SHELBOURNE

Period

01 July 2017 to 30 June 2018

Source

 pricfinder

### 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
362 WILD CHERRY RD, LOCKWOOD SOUTH, VIC 3551	\$480,000	18/02/2016
511 BRADFORD RD, SHELBOURNE, VIC 3463	\$445,000	24/11/2016
354 WILD CHERRY RD, LOCKWOOD SOUTH, VIC 3551	\$484,500	28/09/2016