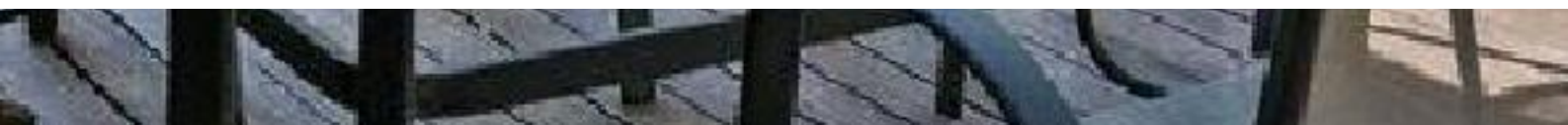




STATEMENT OF INFORMATION

32A WARRAMBAT ROAD, SAWMILL SETTLEMENT, VIC 3723

PREPARED BY GLENN MARTIN, CLARK & CO, PHONE: 0427752619



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32A WARRAMBAT ROAD, SAWMILL

4 1 2

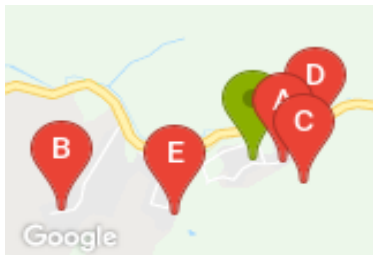
Indicative Selling Price

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

Price Range: \$342,000 to \$376,000

Provided by: Glenn Martin, Clark & Co

MEDIAN SALE PRICE



SAWMILL SETTLEMENT, VIC, 3723

Suburb Median Sale Price (House)

\$261,500

01 April 2018 to 31 March 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.



21 WARRAMBAT RD, SAWMILL SETTLEMENT,

4 2 3

Sale Price

****\$400,000**

Sale Date: 03/03/2019

Distance from Property: 196m



62 ALPINE RIDGE DR, MERRIJIG, VIC 3723

4 2 -

Sale Price

\$380,000

Sale Date: 07/08/2018

Distance from Property: 1.3km



18 ROSELLA ST, SAWMILL SETTLEMENT, VIC

3 1 2

Sale Price

\$332,500

Sale Date: 03/11/2018

Distance from Property: 378m



This report has been compiled on 02/04/2019 by Clark & Co. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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7 WARRAMBAT RD, SAWMILL SETTLEMENT,

 3  1  -

Sale Price

\$305,000

Sale Date: 25/03/2018

Distance from Property: 444m



33 PURCELL DR, MERRIJIG, VIC 3723

 3  2  3

Sale Price

\$381,500

Sale Date: 07/03/2018

Distance from Property: 648m



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

32A WARRAMBAT ROAD, SAWMILL SETTLEMENT, VIC 3723

Indicative selling price

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

Price Range: \$342,000 to \$376,000

Median sale price

Median price

\$261,500

House

Unit

Suburb

SAWMILL
SETTLEMENT

Period

01 April 2018 to 31 March 2019

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

Address of comparable property	Price	Date of sale
21 WARRAMBAT RD, SAWMILL SETTLEMENT, VIC 3723	**\$400,000	03/03/2019
62 ALPINE RIDGE DR, MERRIJIG, VIC 3723	\$380,000	07/08/2018
18 ROSELLA ST, SAWMILL SETTLEMENT, VIC 3723	\$332,500	03/11/2018

7 WARRAMBAT RD, SAWMILL SETTLEMENT, VIC 3723	\$305,000	25/03/2018
33 PURCELL DR, MERRIJIG, VIC 3723	\$381,500	07/03/2018