

# STATEMENT OF INFORMATION

1216 SOUTH COSTERFIELD-GRAYTOWN ROAD, GRAYTOWN, VIC 3608

PREPARED BY STEVE TAYLOR, A LITTLE BIRDIE TOLD ME



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1216 SOUTH COSTERFIELD-GRAYTOWN**

 2  1  1

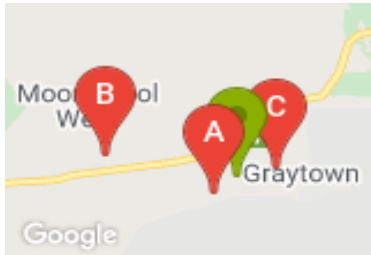
**Indicative Selling Price**

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

**Single Price: \$199,000**

Provided by: Steve Taylor, A Little Birdie Told Me

## MEDIAN SALE PRICE



**GRAYTOWN, VIC, 3608**

**Suburb Median Sale Price (Vacant Land)**

**\$39,250**

01 April 2019 to 31 March 2020

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.



**1116 SOUTH COSTERFIELD-GRAYTOWN RD,**

 -  -  -

**Sale Price**

**\$146,000**

Sale Date: 09/05/2018

Distance from Property: 779m 



**45 MOORMBOOL RD, MOORMBOOL WEST,**

 2  -  -

**Sale Price**

**\$125,000**

Sale Date: 05/12/2017

Distance from Property: 3.5km 



**34 MORAN CRT, GRAYTOWN, VIC 3608**

 3  1  4

**Sale Price**

**\$245,000**

Sale Date: 25/09/2019

Distance from Property: 1.1km 

This report has been compiled on 05/06/2020 by A Little Birdie Told Me. Property Data Solutions Pty Ltd 2020 - [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

**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

1216 SOUTH COSTERFIELD-GRAYTOWN ROAD, GRAYTOWN, VIC 3608


### Indicative selling price

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

Single Price: \$199,000

### Median sale price

Median price: \$39,250    Property type: Vacant Land    Suburb: GRAYTOWN

Period: 01 April 2019 to 31 March 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
1116 SOUTH COSTERFIELD-GRAYTOWN RD, GRAYTOWN, VIC 3608	\$146,000	09/05/2018
45 MOORMBOOL RD, MOORMBOOL WEST, VIC 3523	\$125,000	05/12/2017
34 MORAN CRT, GRAYTOWN, VIC 3608	\$245,000	25/09/2019

This Statement of Information was prepared on: 05/06/2020