

STATEMENT OF INFORMATION

6 WILSON PLACE, BARNAWARTHA, VIC 3688 PREPARED BY JUDY CELIN, ONE AGENCY ALBURY WODONGA

ONEAGENCY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 WILSON PLACE, BARNAWARTHA, VIC 🕮 - 🧁 -







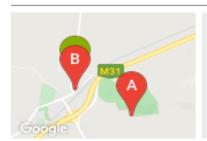
Indicative Selling Price

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

Single Price: \$520,000

Provided by: Leanne Downing, One Agency Albury Wodonga

MEDIAN SALE PRICE



BARNAWARTHA, VIC, 3688

Suburb Median Sale Price (House)

\$355,000

01 January 2020 to 31 December 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



92 MT FRANKLIN RD, BARNAWARTHA, VIC







Sale Price

\$510,000

Sale Date: 07/08/2020

Distance from Property: 1.8km





55 HIGH ST, BARNAWARTHA, VIC 3688







Sale Price

**\$519,000

Sale Date: 26/02/2021

Distance from Property: 277m



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	6 WILSON PLACE BARNAWARTHA VIC 3688
---	-------------------------------------

Indicative selling price

41	:	- £ 41- : -	!		consumer.	:	/ l	
For the	meaning	OT THIS	nrice	566	consumer	VIC GOV	all/linderd	ממוזמוווי
01 1110	mouning	01 11110	PIIOC	000	concurrent.	vio.gov.	.aa, ai iaci c	1000119

Single Price:	\$520,000
Single Price:	\$520,000

Median sale price

Median price \$355,000		Property type	Vacant Land	Suburb	BARNAWARTHA
Period	01 January 2020 to 31 2020	December	Source	pricefinder	

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale	
92 MT FRANKLIN RD, BARNAWARTHA, VIC 3688	\$510,000	07/08/2020	
55 HIGH ST, BARNAWARTHA, VIC 3688	**\$519,000	26/02/2021	

This Statement of Information was prepared on:

03/03/2021

