

STATEMENT OF INFORMATION

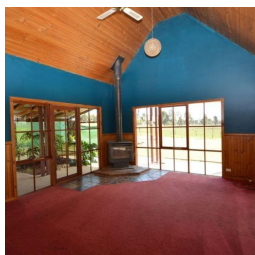
54 ELEVEN MILE CREEK ROAD, GLENROWAN WEST, VIC 3675

PREPARED BY BRIAN J HOWE REAL ESTATE, 40 NUNN STREET BENALLA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 ELEVEN MILE CREEK ROAD,

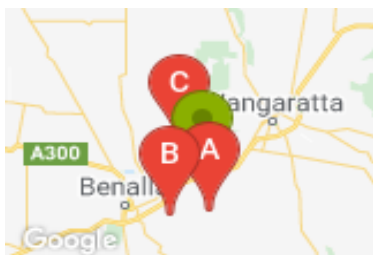
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Indicative Selling Price

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

Price Range: **\$590,000 to \$650,000**

MEDIAN SALE PRICE



GLENROWAN WEST, VIC, 3675

Suburb Median Sale Price (House)

01 January 2020 to 31 December 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.



446 EMBLING RD, UPPER LURG, VIC 3673

4 2 2

Sale Price

\$725,000

Sale Date: 05/10/2020

Distance from Property: 7.5km



302 KENNEDY LANE, LURG, VIC 3673

4 2 6

Sale Price

\$525,000

Sale Date: 24/04/2020

Distance from Property: 10km



78 BOWCHER RD, CHESNEY VALE, VIC 3725

4 1 1

Sale Price

\$355,000

Sale Date: 25/11/2019

Distance from Property: 9.9km



This report has been compiled on 09/03/2021 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2021 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

54 ELEVEN MILE CREEK ROAD, GLENROWAN WEST, VIC 3675

Indicative selling price

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

Price Range: \$590,000 to \$650,000

Median sale price

Median price

Property type

House

Suburb

GLENROWAN
WEST

Period

01 January 2020 to 31 December
2020

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

446 EMBLING RD, UPPER LURG, VIC 3673	\$725,000	05/10/2020
302 KENNEDY LANE, LURG, VIC 3673	\$525,000	24/04/2020
78 BOWCHER RD, CHESNEY VALE, VIC 3725	\$355,000	25/11/2019

This Statement of Information was prepared on:

09/03/2021