

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



572 LINDENOW-GLENALADALE ROAD,

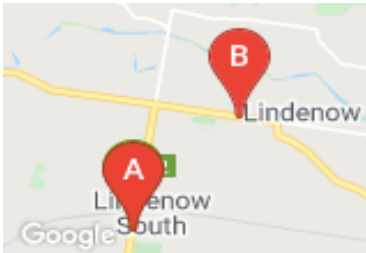


Indicative Selling Price

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

Single Price: \$397,000

MEDIAN SALE PRICE



LINDENOW SOUTH, VIC, 3875

Suburb Median Sale Price (House)

\$312,500

01 January 2020 to 31 December 2020

Provided by: 

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.



565 LINDENOW-GLENALADALE RD,



Sale Price

\$400,000

Sale Date: 02/09/2020

Distance from Property: 69m



51 MAIN RD, LINDENOW, VIC 3865



Sale Price

\$389,000

Sale Date: 15/10/2019

Distance from Property: 4.2km



This report has been compiled on 02/02/2021 by Ashwood van Reyk Real Estate Pty Ltd. 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

572 LINDENOW-GLENALADALE ROAD, LINDENOW SOUTH, VIC 3875


Indicative selling price

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

Single Price: \$397,000

Median sale price

Median price \$312,500 Property type House Suburb LINDENOW SOUTH

Period 01 January 2020 to 31 December 2020 Source 

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
565 LINDENOW-GLENALADALE RD, LINDENOW SOUTH, VIC 3875	\$400,000	02/09/2020
51 MAIN RD, LINDENOW, VIC 3865	\$389,000	15/10/2019

This Statement of Information was prepared on: 02/02/2021