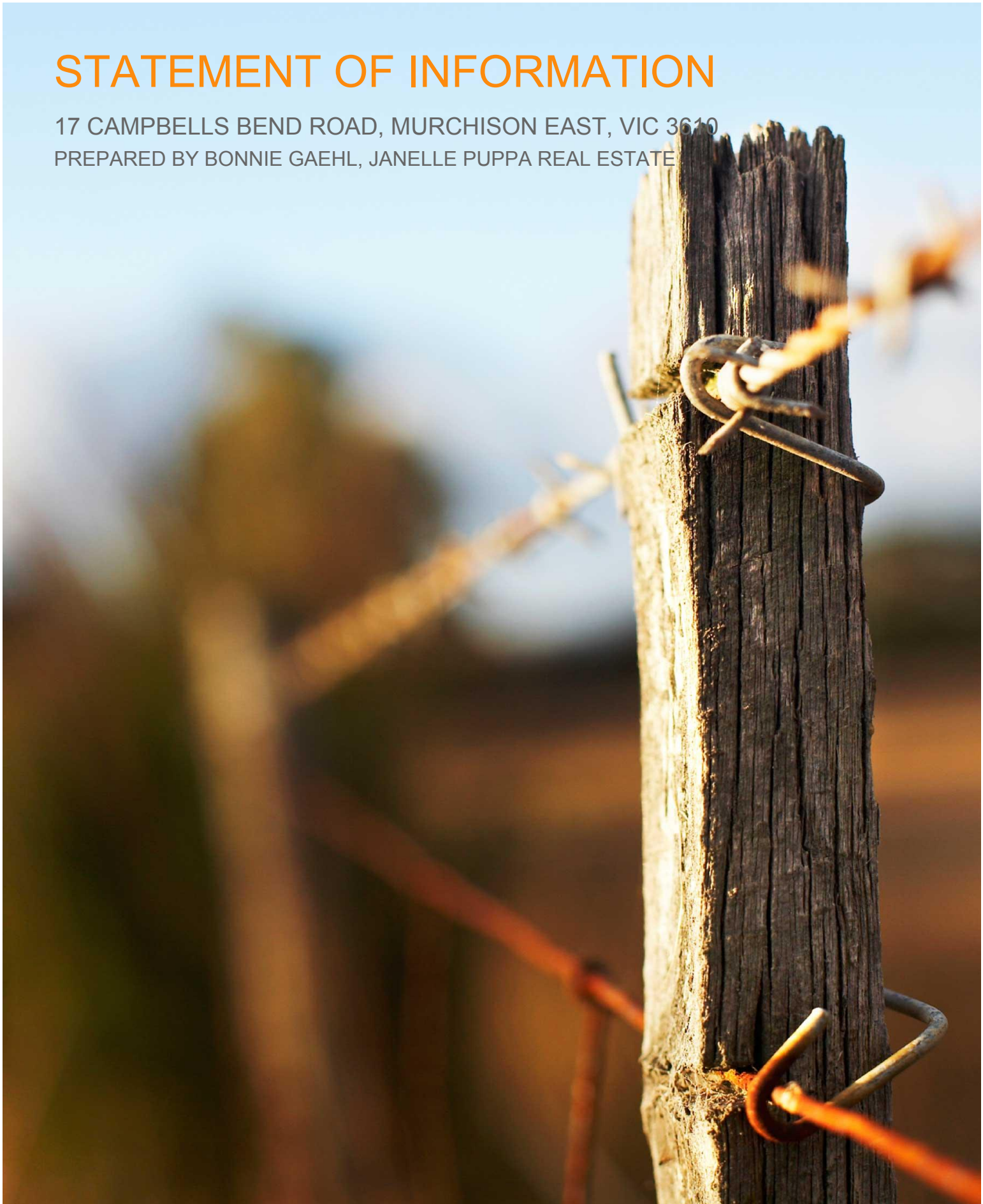


STATEMENT OF INFORMATION

17 CAMPBELLS BEND ROAD, MURCHISON EAST, VIC 3610

PREPARED BY BONNIE GAEHL, JANELLE PUPPA REAL ESTATE



Janelle Pappa
REAL ESTATE






Janelle Puppa
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 CAMPBELLS BEND ROAD, MURCHISON  3  2  -

Indicative Selling Price

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

Single Price: **\$425,000**

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

MEDIAN SALE PRICE



MURCHISON EAST, VIC, 3610

Suburb Median Sale Price (House)

\$170,000

01 October 2017 to 30 September 2018

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.



855 HAMMOND RD, MURCHISON, VIC 3610  3  2  2

Sale Price

\$450,000

Sale Date: 28/03/2018

Distance from Property: 2.4km



13 IMPEY ST, MURCHISON, VIC 3610  3  2  2

Sale Price

\$425,000

Sale Date: 03/07/2017

Distance from Property: 1.5km



This report has been compiled on 27/11/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - 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

17 CAMPBELLS BEND ROAD, MURCHISON EAST, VIC 3610

Indicative selling price

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

Single Price:

\$425,000

Median sale price

Median price

\$170,000

House

X

Unit

Suburb

MURCHISON EAST

Period

01 October 2017 to 30 September 2018

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

855 HAMMOND RD, MURCHISON, VIC 3610	\$450,000	28/03/2018
13 IMPEY ST, MURCHISON, VIC 3610	\$425,000	03/07/2017