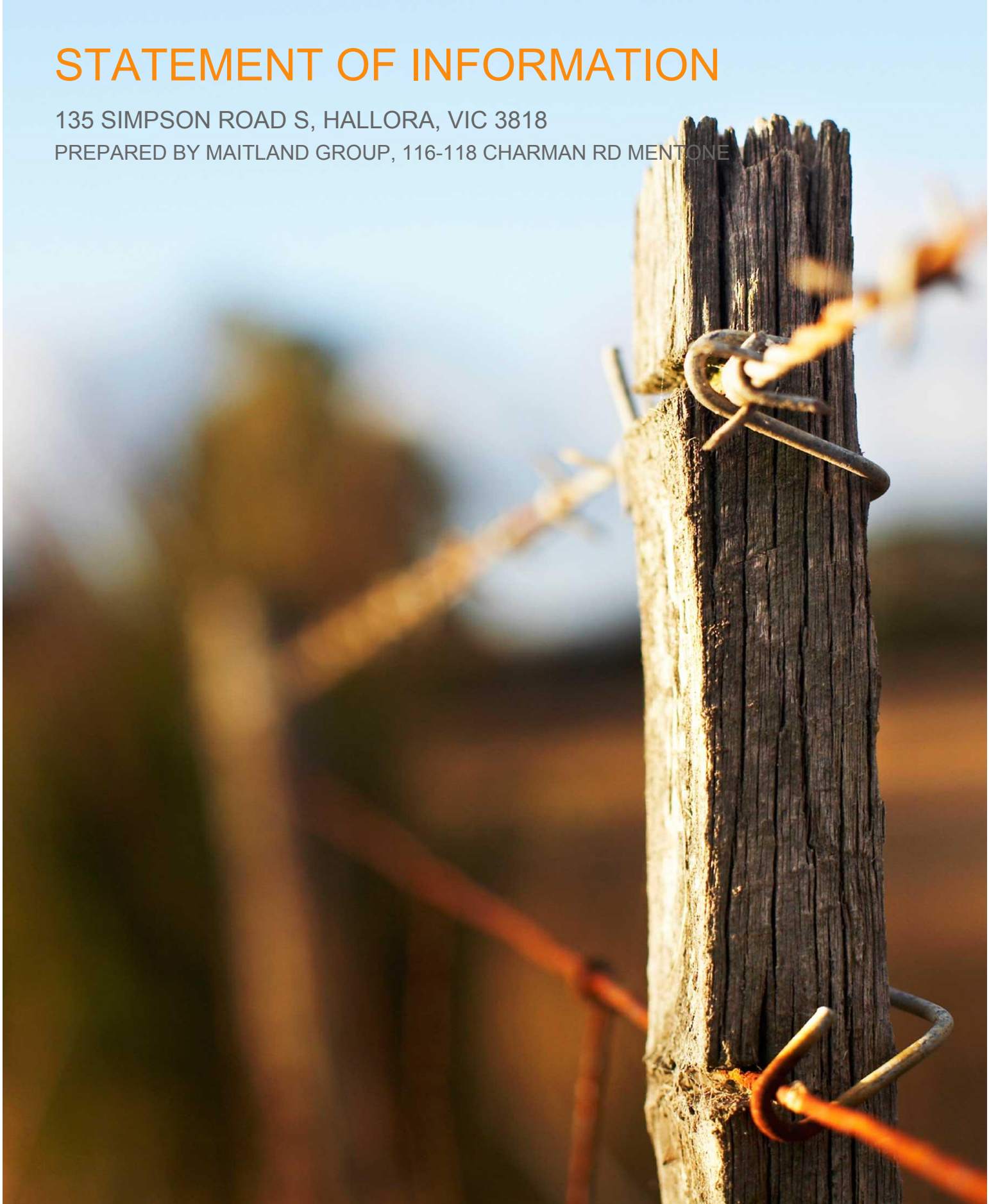


# STATEMENT OF INFORMATION

135 SIMPSON ROAD S, HALLORA, VIC 3818

PREPARED BY MAITLAND GROUP, 116-118 CHARMAN RD MENTONE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**135 SIMPSON ROAD S, HALLORA, VIC**

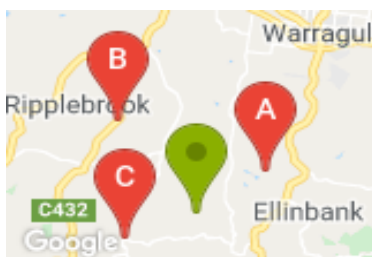
3 - -

**Indicative Selling Price**

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

**Single Price: \$925,000**

## MEDIAN SALE PRICE



**HALLORA, VIC, 3818**

**Suburb Median Sale Price (House)**

**\$697,500**

01 October 2018 to 30 September 2019

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.



**209 HUNTERS RD, WARRAGUL SOUTH, VIC**

3 - -

**Sale Price**

**\$888,000**

Sale Date: 31/08/2018

Distance from Property: 4.3km



**425 DROUIN-KORUMBURRA RD, DROUIN**

4 - -

**Sale Price**

**\$960,000**

Sale Date: 17/01/2019

Distance from Property: 6.6km



**8 TORWOOD-TOPIRAM RD, HALLORA, VIC**

4 - -

**Sale Price**

**\$860,000**

Sale Date: 16/12/2018

Distance from Property: 4km



This report has been compiled on 05/11/2019 by Maitland Group. Property Data Solutions Pty Ltd 2019 - [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

135 SIMPSON ROAD S, HALLORA, VIC 3818

### Indicative selling price

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

Single Price: \$925,000


### Median sale price

Median price: \$697,500

Property type: House

Suburb: HALLORA

Period: 01 October 2018 to 30 September 2019

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
209 HUNTERS RD, WARRAGUL SOUTH, VIC 3821	\$888,000	31/08/2018
425 DROUIN-KORUMBURRA RD, DROUIN SOUTH, VIC 3818	\$960,000	17/01/2019
8 TORWOOD-TOPIRAM RD, HALLORA, VIC 3818	\$860,000	16/12/2018

This Statement of Information was prepared on: 05/11/2019