

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# **STATEMENT OF INFORMATION**

835 KOO WEE RUP-LONGWARRY ROAD, MODELLA, VIC 3816

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT WARRAGUL, PHONE: 0409423822

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**835 KOO WEE RUP-LONGWARRY ROAD,**  2  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$1,200,000 to \$1,300,000**

Provided by: Alan Steenholdt, Alex Scott Warragul

## MEDIAN SALE PRICE



### MODELLA, VIC, 3816

Suburb Median Sale Price (Other)

**\$2,084,000**

01 July 2024 to 30 June 2025

Provided by: 

## 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 agents representative considers to be most comparable to the property for sale.



### 61 DRAYTON RD, LABERTOUCHE, VIC 3816

 4  2  8

Sale Price

**\*\$1,650,000**

Sale Date: 03/04/2025

Distance from Property: 15km



### 730 MURRAY RD, IONA, VIC 3815

 -  -  -

Sale Price

**\$1,000,000**

Sale Date: 04/07/2025

Distance from Property: 5.2km



### 27 DORAN RD, BUNYIP, VIC 3815

 -  -  -

Sale Price

**\$1,400,000**

Sale Date: 14/03/2025

Distance from Property: 9.9km

**This report has been compiled on 19/08/2025 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2025 - [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 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](https://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

835 KOO WEE RUP-LONGWARRY ROAD, MODELLA, VIC 3816

### Indicative selling price

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

Price Range:

\$1,200,000 to \$1,300,000

### Median sale price

Median price

\$2,084,000

Property type

Vacant Land

Suburb

MODELLA

Period

01 July 2024 to 30 June 2025

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 agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

61 DRAYTON RD, LABERTOUCHE, VIC 3816	*\$1,650,000	03/04/2025
730 MURRAY RD, IONA, VIC 3815	\$1,000,000	04/07/2025
27 DORAN RD, BUNYIP, VIC 3815	\$1,400,000	14/03/2025

This Statement of Information was prepared on:

19/08/2025