

STATEMENT OF INFORMATION

9 MCLACHLAN STREET, THE HONEYSUCKLES, VIC 3851

PREPARED BY MAITLAND GROUP, 116-118 CHARMAN RD MENTONE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MCLACHLAN STREET, THE

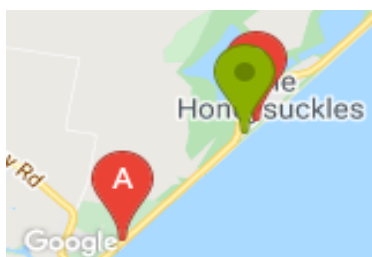
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Indicative Selling Price

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

Single Price: \$515,000

MEDIAN SALE PRICE



THE HONEYSUCKLES, VIC, 3851

Suburb Median Sale Price (House)

\$336,000

01 January 2019 to 31 December 2019

Provided by: pricefinder

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.



43 SHORELINE DR, SEASPRAY, VIC 3851

4 2 2

Sale Price

\$515,000

Sale Date: 05/12/2019

Distance from Property: 2.2km



35 MCLACHLAN ST, THE HONEYSUCKLES, VIC

4 2 2

Sale Price

\$540,000

Sale Date: 18/11/2019

Distance from Property: 240m



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.

Property offered for sale

Address
Including suburb and

9 MCLACHLAN STREET, THE HONEYSUCKLES, VIC 3851

Indicative selling price

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

Single Price: \$515,000

Median sale price

Median price \$336,000

Property type House

Suburb THE HONEYSUCKLES

Period 01 January 2019 to 31 December 2019

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

43 SHORELINE DR, SEASPRAY, VIC 3851	\$515,000	05/12/2019
35 MCLACHLAN ST, THE HONEYSUCKLES, VIC 3851	\$540,000	18/11/2019

This Statement of Information was prepared

26/03/2020