

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**45 SIMPSONS DRIVE, NEWLANDS ARM,**

 4  2  7

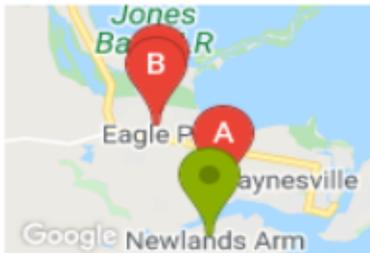
Indicative Selling Price

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

Price Range: **750,000. to 750,000.**

Provided by: Lorraine Edlington, LJ Hooker Paynesville

## MEDIAN SALE PRICE



**NEWLANDS ARM, VIC, 3875**

Suburb Median Sale Price (House)

**\$480,000**

01 October 2019 to 30 September 2020

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 agent's representative considers to be most comparable to the property for sale.



**15 KELLINA CRT, PAYNESVILLE, VIC 3880**

 4  2  2

Sale Price

**\$729,000**

Sale Date: 25/09/2020

Distance from Property: 1.3km



**45 BOYD CRT, EAGLE POINT, VIC 3878**

 3  3  14

Sale Price

**\$750,000**

Sale Date: 01/06/2020

Distance from Property: 3.5km



**31 FORGE CREEK RD, EAGLE POINT, VIC 3878**

 3  2  8

Sale Price

**\$715,000**

Sale Date: 23/01/2020

Distance from Property: 3.8km



This report has been compiled on 18/12/2020 by LJ Hooker Paynesville. Property Data Solutions Pty Ltd 2020 - [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](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

45 SIMPSONS DRIVE, NEWLANDS ARM, VIC 3875

### Indicative selling price

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

Price Range: 750,000. to 750,000.

### Median sale price

Median price

\$480,000

Property type

House

Suburb

NEWLANDS ARM

Period

01 October 2019 to 30 September 2020

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

15 KELLINA CRT, PAYNESVILLE, VIC 3880	\$729,000	25/09/2020
45 BOYD CRT, EAGLE POINT, VIC 3878	\$750,000	01/06/2020
31 FORGE CREEK RD, EAGLE POINT, VIC 3878	\$715,000	23/01/2020

This Statement of Information was prepared on:

18/12/2020