

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

115 Zig Zag Road, Nulla Vale Vic 3435

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price*

Median price Property Type Suburb Nulla Vale

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	820 Lancefield Tooborac Rd NULLA VALE 3435	\$2,100,000	24/04/2023
2			
3			

OR

B* 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 eighteen months.

This Statement of Information was prepared on: 31/05/2024 15:24

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

115 Zig Zag Road, Nulla Vale Vic 3435

**Jellis
Craig**

Kerryn Wildenburg

03 5427 2800

0420 473 041

kerrynwildenburg@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

No median price available



 3  2  2

Rooms: 5

Property Type: House

Land Size: 493716 sqm approx

Agent Comments

Comparable Properties



**820 Lancefield Tooborac Rd NULLA VALE
3435 (REI/VG)**

Agent Comments

 4  2  4

Price: \$2,100,000

Method: Private Sale

Date: 24/04/2023

Property Type: House

Land Size: 93077.78 sqm approx

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 eighteen months.

Account - Jellis Craig | P: 0354272800 | F: 0354272811



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.