

STATEMENT OF INFORMATION

123 COWANS DRIVE, DALES CREEK, VIC 3341

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

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.

Property offered for

Address
Including suburb and

123 COWANS DRIVE, DALES CREEK, VIC 3341

Indicative selling price

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

Price Range: \$790,000 to \$810,000

Median sale price

Median price

Property type

House

Suburb

DALES CREEK

Period

01 July 2022 to 30 June 2023

Source

pricfinder

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

Price

Date of sale

Address of comparable	Price	Date of sale
143 DALES CREEK AVE, DALES CREEK, VIC 3341	\$849,000	25/03/2023
72 ACACIA AVE, DALES CREEK, VIC 3341	\$770,000	16/03/2023

This Statement of Information was prepared

05/09/2023