

STATEMENT OF INFORMATION

44 BELVOIR PARK ROAD, RAVENSWOOD, VIC 3453

PREPARED BY BRANNOCK ISIDORE DE LA TORRE , RAY WHITE BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

44 BELVOIR PARK ROAD, RAVENSWOOD,  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$750,000 to \$810,000**

Provided by: Brannock Isidore De la Torre , Ray White Bendigo

MEDIAN SALE PRICE



RAVENSWOOD, VIC, 3453

Suburb Median Sale Price (House)

\$705,000

01 January 2023 to 31 December 2023

Provided by:  pricefinder

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 DAFFODIL LANE, RAVENSWOOD, VIC 3453  4  2  5

Sale Price

***\$750,000**

Sale Date: 19/12/2023

Distance from Property: 4.3km

4 KARULA CL, KANGAROO FLAT, VIC 3555  5  2  5

Sale Price

***\$755,000**

Sale Date: 08/12/2023

Distance from Property: 4.4km

15 BOYDS RD, LOCKWOOD, VIC 3551  3  2  7

Sale Price

\$785,000

Sale Date: 01/08/2023

Distance from Property: 5.8km

This report has been compiled on 29/01/2024 by Ray White Bendigo. Property Data Solutions Pty Ltd 2024 - 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.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb
Period 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 DAFFODIL LANE, RAVENSWOOD, VIC 3453	*\$750,000	19/12/2023
4 KARULA CL, KANGAROO FLAT, VIC 3555	*\$755,000	08/12/2023
15 BOYDS RD, LOCKWOOD, VIC 3551	\$785,000	01/08/2023

This Statement of Information was prepared