

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 and
postcode

535 OLD TELEGRAPH ROAD JINDIVICK VIC 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,280,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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 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 |
|---|-------------|--------------|
| 107 NORTH JINDIVICK ROAD JINDIVICK VIC 3818 | \$1,735,000 | 12-May-22 |
| 395 NILMA-BONA VISTA ROAD BONA VISTA VIC 3820 | \$2,100,000 | 31-May-22 |
| 71 BROOKERS ROAD DARNUM VIC 3822 | \$1,650,000 | 23-Mar-23 |

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 18 months.~~

This Statement of Information was prepared on: 18 September 2023

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**107 NORTH JINDIVICK ROAD
 JINDIVICK VIC 3818**

3 1 2

Sold Price **\$1,735,000** Sold Date **12-May-22**

Distance **6.21km**



**395 NILMA-BONA VISTA ROAD
 BONA VISTA VIC 3820**

3 2 3

Sold Price **\$2,100,000** Sold Date **31-May-22**

Distance **17.06km**



**71 BROOKERS ROAD DARNUM VIC
 3822**

3 2 -

Sold Price **\$1,650,000** Sold Date **23-Mar-23**

Distance **17.62km**

RS = Recent sale UN = Undisclosed Sale

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