STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



COMPARABLE PROPERTIES

and the second of the second sec	25 CEMETERY RD, BARNAWARTHA, V	'IC 3688 🛱 - 🗁 - 🚓 -
A LOO TON	Sale Price \$275,000 Sale Date: 08/09/2023	
and the second second		Distance from Property: 7.9km
Change 22	6 HIGH ST, CHILTERN, VIC 3683	≞ - ⊜ - ⊜ -
accept and BARLA	Sale Price	
· · ·	\$270,000	
	Sale Date: 21/10/2022	Distance from Property: 646m
	22 Daglish Street Chiltern Vic 3683	

Sale Price \$180,000 Sale Date 09/03/2023

This report has been compiled on 21/02/2024 by Tait Real Estate & Co. 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.

It is recommended that the address of the property being offered for sale be checked at

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

DAGLISH STREET, CHILTERN, VIC 3683

Indicative selling price

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

Single Price:

\$195,000

Median sale price

Median price	\$390,000	Property type	Vacant Land	Suburb	CHILTERN
Period	21/10/2022-21/0)2/2024	Source	р	ricefinder

Comparable property sales

Address of comparable property	Price	Date of sale
25 CEMETERY RD, BARNAWARTHA, VIC 3688	\$275,000	08/09/2023
6 HIGH ST, CHILTERN, VIC 3683	\$270,000	21/10/2022
22 Daglish Street Chiltern Vic 3683	\$180,000	09/03/2023

This Statement of Information was prepared on: 21



