



STATEMENT OF INFORMATION

10 NEIL BLACK STREET E, NELSON, VIC 3292

PREPARED BY KEY 2 SALE, 22 STURT STREET MOUNT GAMBIER

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 NEIL BLACK STREET E, NELSON, VIC



Indicative Selling Price

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

Price Range: \$105,000 to \$115,000

MEDIAN SALE PRICE



NELSON, VIC, 3292

Suburb Median Sale Price (Vacant Land)

\$140,000

01 April 2023 to 31 March 2024

Provided by: 

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.



6551 PORTLAND-NELSON RD, NELSON, VIC



Sale Price

\$120,000

Sale Date: 30/01/2023

Distance from Property: 228m



10 SYDNEY ST, NELSON, VIC 3292

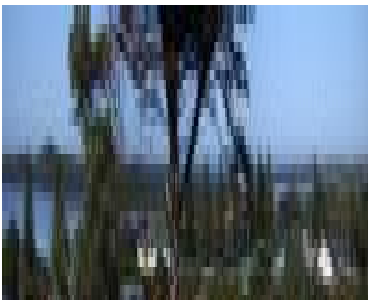


Sale Price

\$150,000

Sale Date: 28/04/2023

Distance from Property: 724m



MOONAH MOONAH AVE, NELSON, VIC 3292



Sale Price

\$130,000

Sale Date: 27/11/2023

Distance from Property: 623m



This report has been compiled on 30/05/2024 by Key 2 Sale. 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

10 NEIL BLACK STREET E, NELSON, VIC 3292

Indicative selling price

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

Price Range: \$105,000 to \$115,000


Median sale price

Median price: \$140,000

Property type: Vacant Land

Suburb: NELSON

Period: 01 April 2023 to 31 March 2024

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
6551 PORTLAND-NELSON RD, NELSON, VIC 3292	\$120,000	30/01/2023
10 SYDNEY ST, NELSON, VIC 3292	\$150,000	28/04/2023
MOONAH MOONAH AVE, NELSON, VIC 3292	\$130,000	27/11/2023

This Statement of Information was prepared on: 30/05/2024