



STATEMENT OF INFORMATION

3801 OMEO HIGHWAY, ESKDALE, VIC 3701

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES

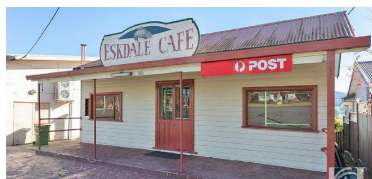


Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3801 OMEO HIGHWAY, ESKDALE, VIC

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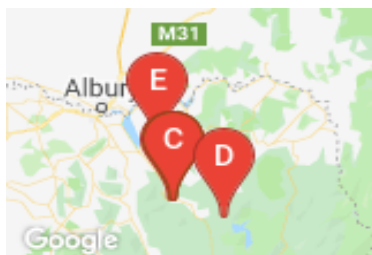
Indicative Selling Price

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

Single Price: 110,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



ESKDALE, VIC, 3701

Suburb Median Sale Price (House)

\$207,500

01 July 2018 to 30 June 2019

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.



4 DRUMMOND ST, ESKDALE, VIC 3701

3 1 2

Sale Price

\$146,000

Sale Date: 07/03/2018

Distance from Property: 136m



3769 OMEO HWY, ESKDALE, VIC 3701

4 1 2

Sale Price

\$165,000

Sale Date: 15/05/2019

Distance from Property: 289m



15 LITTLE SNOWY CREEK RD, ESKDALE, VIC

3 1 1

Sale Price

\$140,000

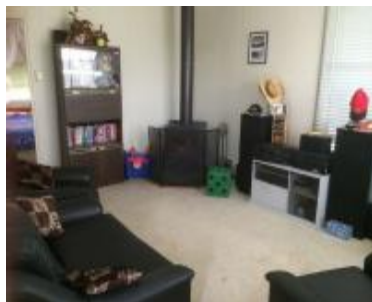
Sale Date: 13/12/2018

Distance from Property: 321m



This report has been compiled on 26/09/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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1 CRAWFORD CRT, DARTMOUTH, VIC 3701

2 2 2

Sale Price

\$127,000

Sale Date: 18/06/2018

Distance from Property: 23km



8 NOOROOMA ST, TALLANGATTA, VIC 3700

2 2 2

Sale Price

\$185,000

Sale Date: 28/11/2018

Distance from Property: 28km



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.

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

3801 OMEO HIGHWAY, ESKDALE, VIC 3701

Indicative selling price

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

Single Price:

110,000

Median sale price

Median price

\$207,500

Property type

House

Suburb

ESKDALE

Period

01 July 2018 to 30 June 2019

Source

pricefinder

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

4 DRUMMOND ST, ESKDALE, VIC 3701	\$146,000	07/03/2018
3769 OMEO HWY, ESKDALE, VIC 3701	\$165,000	15/05/2019
15 LITTLE SNOWY CREEK RD, ESKDALE, VIC 3701	\$140,000	13/12/2018

This Statement of Information was prepared on:

26/09/2019

1 CRAWFORD CRT, DARTMOUTH, VIC 3701	\$127,000	18/06/2018
8 NOOROOMA ST, TALLANGATTA, VIC 3700	\$185,000	28/11/2018

This Statement of Information was prepared on:

26/09/2019