

STATEMENT OF INFORMATION

810 OSBORNES FLAT ROAD, ALLANS FLAT, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES

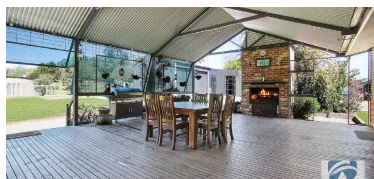


Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



810 OSBORNES FLAT ROAD, ALLANS

3 1 6

Indicative Selling Price

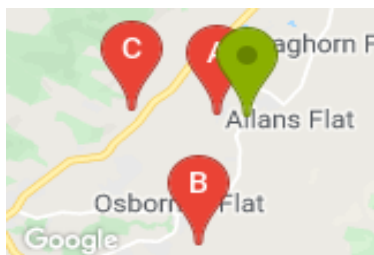
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$459,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



ALLANS FLAT, VIC, 3691

Suburb Median Sale Price (House)

\$520,000

01 October 2018 to 30 September 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.



5 JOHNSON LANE, ALLANS FLAT, VIC 3691

3 1 2

Sale Price

\$520,000

Sale Date: 29/04/2019

Distance from Property: 843m



15 FLYNN'S LANE, OSBORNES FLAT, VIC 3691

3 2 2

Sale Price

\$610,000

Sale Date: 12/11/2018

Distance from Property: 4km



36 HODGSON LANE, YACKANDANDAH, VIC

4 2 -

Sale Price

\$525,000

Sale Date: 26/02/2019

Distance from Property: 3.1km



This report has been compiled on 25/11/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - 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

810 OSBORNES FLAT ROAD, ALLANS FLAT, VIC 3691

Indicative selling price

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

Single Price:

\$459,000

Median sale price

Median price

\$520,000

Property type

House

Suburb

ALLANS FLAT

Period

01 October 2018 to 30 September 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

5 JOHNSON LANE, ALLANS FLAT, VIC 3691	\$520,000	29/04/2019
15 FLYNN'S LANE, OSBORNES FLAT, VIC 3691	\$610,000	12/11/2018
36 HODGSON LANE, YACKANDANDAH, VIC 3749	\$525,000	26/02/2019

This Statement of Information was prepared on:

25/11/2019