

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


4/9 RACECOURSE ROAD, NAGAMBIE, VIC




Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting
Price Range: \$1,480,000 to \$1,628,000

Provided by: Emma Hendy, Ray White Nagambie

MEDIAN SALE PRICE


NAGAMBIE, VIC, 3608

Suburb Median Sale Price (Unit)

\$510,000

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.


91 VICKERS RD, NAGAMBIE, VIC 3608




Sale Price

\$1,730,000

Sale Date: 18/02/2024

Distance from Property: 2.6km


5 PERRY LANE, NAGAMBIE, VIC 3608




Sale Price

\$1,700,000

Sale Date: 26/11/2023

Distance from Property: 864m


85 VICKERS RD, NAGAMBIE, VIC 3608




Sale Price

\$1,400,000

Sale Date: 20/02/2023

Distance from Property: 2.5km



This report has been compiled on 25/10/2024 by Ray White Nagambie. 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

4/9 RACECOURSE ROAD, NAGAMBIE, VIC 3608

Indicative selling price

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

Price Range: \$1,480,000 to \$1,628,000


Median sale price

Median price: \$510,000

Property type: House

Suburb: NAGAMBIE

Period: 01 October 2023 to 30 September 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
91 VICKERS RD, NAGAMBIE, VIC 3608	\$1,730,000	18/02/2024
5 PERRY LANE, NAGAMBIE, VIC 3608	\$1,700,000	26/11/2023
85 VICKERS RD, NAGAMBIE, VIC 3608	\$1,400,000	20/02/2023

This Statement of Information was prepared on: 25/10/2024