

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

70 HAIGHS LANE SNAKE VALLEY VIC 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* 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
118 STATION LANE CARNGHAM VIC 3351	\$635,000	11-Sep-24
42 LOG CABIN LANE CARNGHAM VIC 3351	\$820,000	20-Feb-24
270 FITZPATRICK LANE CARNGHAM VIC 3351	\$837,000	15-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 July 2025



118 STATION LANE CARNGHAM VIC 3351 Sold Price

\$635,000 Sold Date **11-Sep-24**

3 1 2

Distance **5.28km**



42 LOG CABIN LANE CARNGHAM VIC 3351 Sold Price

\$820,000 Sold Date **20-Feb-24**

4 1 3

Distance **4.88km**



270 FITZPATRICK LANE CARNGHAM VIC 3351

Sold Price

\$837,000 Sold Date **15-Mar-24**

3 2 4

Distance **5.39km**



571 LINTON-PIGGOREET ROAD HAPPY VALLEY VIC 3360

Sold Price

\$535,000 Sold Date **06-May-24**

3 1 2

Distance **10.49km**



140 HOPES LANE SNAKE VALLEY VIC 3351

Sold Price

\$1,400,000 Sold Date **12-Feb-24**

4 2 -

Distance **7.68km**



466 TANNERY ROAD SMYTHESDALE VIC 3351

Sold Price

\$890,000 Sold Date **21-Apr-23**

4 2 14

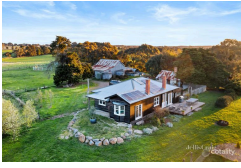
Distance **6.85km**

RS = Recent sale

UN = Undisclosed Sale

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586 SEBASTOPOL-SMYTHESDALE ROAD ROSS CREEK VIC 3351

Sold Price

\$830,000

Sold Date

06-Sep-23

 3  1  2

Distance

18.01km



15 COPE STREET SCARSDALE VIC 3351

Sold Price

\$780,000

Sold Date

24-Dec-23

 4  2  -

Distance

10.92km



264 CARNGHAM-STREATHAM ROAD CHEPSTOWE VIC 3351

Sold Price

\$750,000

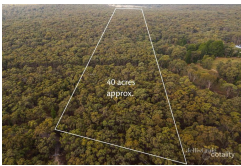
Sold Date

26-May-23

 3  1  -

Distance

6.22km



115 ROWLERS ROAD SNAKE VALLEY VIC 3351

Sold Price

\$315,000

Sold Date

26-Jan-25

 1  1  -

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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