

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

MCDONALDS TRACK, THORPDALE, VIC 3835

PREPARED BY JOHN PATTERSON, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MCDONALDS TRACK, THORPDALE, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: 495,000**

Provided by: John Patterson, Alex Scott Warragul

MEDIAN SALE PRICE



THORPDALE, VIC, 3835

Suburb Median Sale Price (Vacant Land)

\$285,000

01 July 2019 to 30 June 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



YARRAGON SOUTH RD, YARRAGON SOUTH,



Sale Price

\$380,000

Sale Date: 10/07/2019

Distance from Property: 11km



ROGERS RD, TRAFALGAR, VIC 3824



Sale Price

\$255,000

Sale Date: 19/08/2019

Distance from Property: 10km

This report has been compiled on 10/07/2020 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2020 - 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

MCDONALDS TRACK, THORPDALE, VIC 3835


Indicative selling price

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

Single Price: 495,000

Median sale price

Median price \$285,000 Property type Vacant Land Suburb THORPDALE

Period 01 July 2019 to 30 June 2020 Source 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
YARRAGON SOUTH RD, YARRAGON SOUTH, VIC 3823	\$380,000	10/07/2019
ROGERS RD, TRAFALGAR, VIC 3824	\$255,000	19/08/2019

This Statement of Information was prepared on: 10/07/2020