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# STATEMENT OF INFORMATION

156 RYRIES ROAD, NEWLYN, VIC 3364

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD & CRESWICK

Biggin & Scott

# STATEMENT OF INFORMATION

**Section 47AF of the Estate Agents Act 1980**



## 156 RYRIES ROAD, NEWLYN, VIC 3364

4 3 6

**Indicative Selling Price**

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

**Price Range:** **$995,000 to $1,090,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford & Creswick

# MEDIAN SALE PRICE




## NEWLYN, VIC, 3364

**Suburb Median Sale Price (House)**

**$660,000**

01 April 2020 to 31 March 2021

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.




## 27 NEWLYN RESERVOIR RD, NEWLYN NORTH,

4 - -

**Sale Price**

**$970,000**

Sale Date: 04/02/2021

Distance from Property: 4km

A



## 6 LONGS HILL RD, BROWN HILL, VIC 3350

4 2 6

**Sale Price**

**$1,100,000**

Sale Date: 16/10/2020

Distance from Property: 13km

B



## 42 WHITE SWAN RD, INVERMAY, VIC 3352

3 2 2

**Sale Price**

**$1,000,000**

Sale Date: 17/11/2020

Distance from Property: 14km

C

**This report has been compiled on 20/06/2021 by Biggin & Scott Daylesford & Creswick. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au**

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Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Sections 47AF of the E*state 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<br>Including suburb and postcode | 156 RYRIES ROAD, NEWLYN, VIC 3364 |

## Indicative selling price

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

| | |
|---|---|
| Price Range: | $995,000 to $1,090,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $660,000 | Property type | House | Suburb | NEWLYN |
| Period | 01 April 2020 to 31 March 2021 | 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 |
|---|---|---|
| 27 NEWLYN RESERVOIR RD, NEWLYN NORTH, VIC 3364 | $970,000 | 04/02/2021 |
| 6 LONGS HILL RD, BROWN HILL, VIC 3350 | $1,100,000 | 16/10/2020 |
| 42 WHITE SWAN RD, INVERMAY, VIC 3352 | $1,000,000 | 17/11/2020 |

This Statement of Information was prepared on: 20/06/2021