STATEMENT OF INFORMATION

4105 SOUTH GIPPSLAND HIGHWAY, GIFFARD WEST, VIC 3851

PREPARED BY LIFESTYLE & ACREAGE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4105 SOUTH GIPPSLAND HIGHWAY,

3 1 2

Indicative Selling Price

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

Price Range: **$1,199,999 to $1,275,000**

MEDIAN SALE PRICE



GIFFARD WEST, VIC, 3851

Suburb Median SalePrice(House)

01 July 2024 to 30 June 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

The estateagent oragentsrepresentative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



729 CARRS CREEK RD, LONGFORD, VIC 3851

4 3 7

Sale Price

$950,000

Sale Date: 21/05/2023

Distance from Property: 21km A



299 LOWER CAIRNBROOK RD, GLENGARRY,

5 2 6

Sale Price

***$775,000**

Sale Date: 17/04/2025

Distance from Property: 34km B

This report has been compiled on 06/08/2025 by Lifestyle & Acreage Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Singleresidentialproperty 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 **asingleresidential propertylocatedoutsidetheMelbournemetropolitanarea** 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: 4105 SOUTH GIPPSLAND HIGHWAY, GIFFARD WEST, VIC 3851

Indicative selling price

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

Price Range: $1,199,999 to $1,275,000

Median sale price

Median price: | Property type: House | Suburb: GIFFARD WEST

Period: 01 July 2024 to 30 June 2025 | Source: pricefinder

Comparable property sales

Theestate agentor agents 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
729 CARRS CREEK RD, LONGFORD, VIC 3851	$950,000	21/05/2023
299 LOWER CAIRNBROOK RD, GLENGARRY, VIC 3854	*$775,000	17/04/2025

This Statement of Information was prepared on: 06/08/2025