first national REAL ESTATE | Mark Gunther

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STATEMENT OF INFORMATION

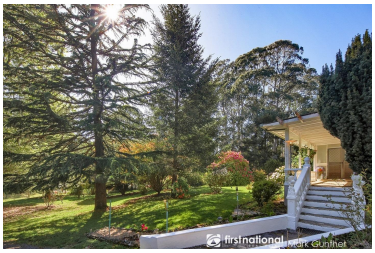
418 MAROONDAH HIGHWAY, NARBETHONG, VIC 3778

PREPARED BY MARK GUNTHER, FIRST NATIONAL REAL ESTATE MARK GUNTHER

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



418 MAROONDAH HIGHWAY,

5 2 8

Indicative Selling Price

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

Single Price: **$639,000**

Provided by: Mark Gunther, First National Real Estate Mark Gunther

MEDIAN SALE PRICE



NARBETHONG, VIC, 3778

Suburb Median Sale Price (House)

$790,000

01 April 2023 to 31 March 2024

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.



20 ANDERSON LANE, NARBETHONG, VIC 3778

2 1 3

Sale Price

$780,000

Sale Date: 25/10/2023

Distance from Property: 2.2km

This report has been compiled on 17/04/2024 by First National Real Estate Mark Gunther. 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*

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	418 MAROONDAH HIGHWAY, NARBETHONG, VIC 3778

Indicative selling price

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

Single Price:	$639,000

Median sale price

Median price	$790,000	Property type	House	Suburb	NARBETHONG
Period	01 April 2023 to 31 March 2024	Source	pricefinder		

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
20 ANDERSON LANE, NARBETHONG, VIC 3778	$780,000	25/10/2023

This Statement of Information was prepared on: 17/04/2024