



## STATEMENT OF INFORMATION

454 SANDY CREEK ROAD, SANDY CREEK, VIC 3695

PREPARED BY MANUEL GONZALEZ, ELDERS REAL ESTATE WODONGA



**Real Estate**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**454 SANDY CREEK ROAD, SANDY CREEK,** - - -

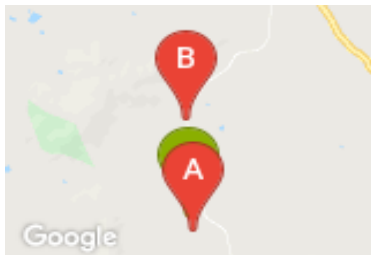
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **null**

Provided by: Manuel Gonzalez, Elders Real Estate Wodonga

## MEDIAN SALE PRICE



### SANDY CREEK, VIC, 3695

Suburb Median Sale Price (Vacant Land)

01 January 2021 to 31 December 2021

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.



**480 SANDY CREEK RD, SANDY CREEK, VIC**

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### Sale Price

**\*\$730,000**

Sale Date: 21/01/2022

Distance from Property: 217m



**322 SANDY CREEK RD, SANDY CREEK, VIC**

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### Sale Price

**\$790,000**

Sale Date: 26/03/2021

Distance from Property: 1.4km



## 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](https://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

454 SANDY CREEK ROAD, SANDY CREEK, VIC 3695

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price

Property type

Vacant Land

Suburb

SANDY CREEK

Period

01 January 2021 to 31 December 2021

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

480 SANDY CREEK RD, SANDY CREEK, VIC 3695	*\$730,000	21/01/2022
322 SANDY CREEK RD, SANDY CREEK, VIC 3695	\$790,000	26/03/2021

This Statement of Information was prepared on:

07/03/2022