

STATEMENT OF INFORMATION

14-16 KEATH STREET, LEITCHVILLE, VIC 3567

PREPARED BY GOLDEN RIVERS REAL ESTATE, 14 MURRAY STREET BARHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14-16 KEATH STREET, LEITCHVILLE, VIC

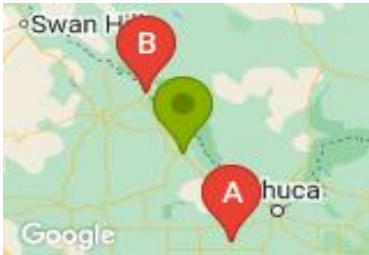


Indicative Selling Price

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

Single Price: \$95,000

MEDIAN SALE PRICE



LEITCHVILLE, VIC, 3567

Suburb Median Sale Price (Vacant Land)

01 October 2022 to 30 September 2023

Provided by: 

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.



WHEELER WHEELER ST, MACORNA, VIC 3579

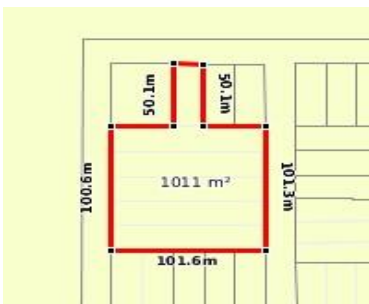


Sale Price

***\$92,000**

Sale Date: 19/07/2023

Distance from Property: 24km



9-13 KING ST, LOCKINGTON, VIC 3563



Sale Price

\$100,000

Sale Date: 09/08/2023

Distance from Property: 46km



91 GRIGG RD, KOONDROOK, VIC 3580



Sale Price

\$115,000

Sale Date: 02/11/2023

Distance from Property: 33km



This report has been compiled on 12/12/2023 by Golden Rivers Real Estate. Property Data Solutions Pty Ltd 2023 - 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

14-16 KEATH STREET, LEITCHVILLE, VIC 3567

Indicative selling price


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

Single Price: \$95,000

Median sale price

Median price

Property type Vacant Land Suburb LEITCHVILLE

Period 01 October 2022 to 30 September 2023 Source 

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
WHEELER WHEELER ST, MACORNA, VIC 3579	*\$92,000	19/07/2023
9-13 KING ST, LOCKINGTON, VIC 3563	\$100,000	09/08/2023
91 GRIGG RD, KOONDROOK, VIC 3580	\$115,000	02/11/2023

This Statement of Information was prepared on: 12/12/2023