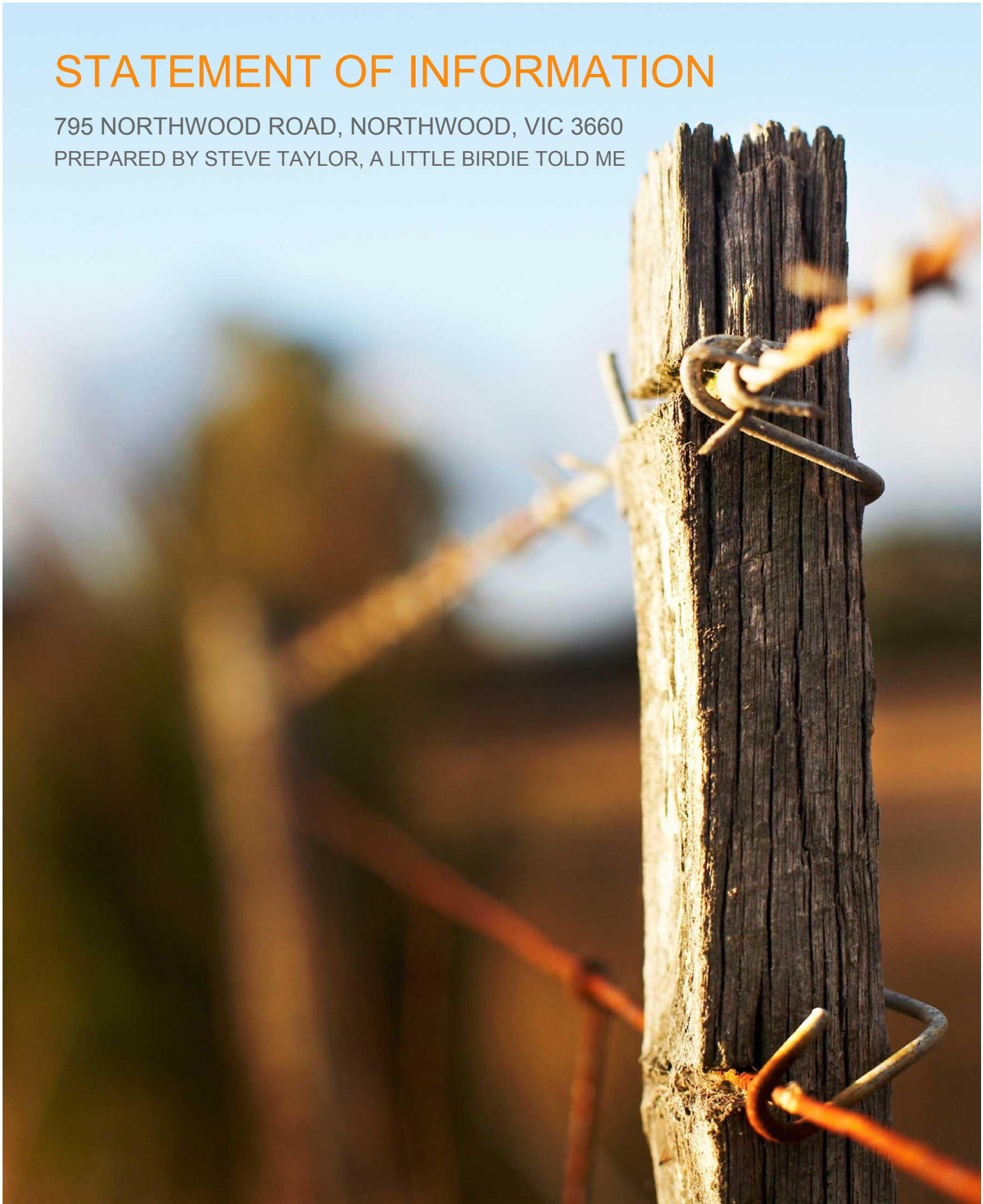


STATEMENT OF INFORMATION

795 NORTHWOOD ROAD, NORTHWOOD, VIC 3660

PREPARED BY STEVE TAYLOR, A LITTLE BIRDIE TOLD ME



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



795 NORTHWOOD ROAD, NORTHWOOD,  3  1  -

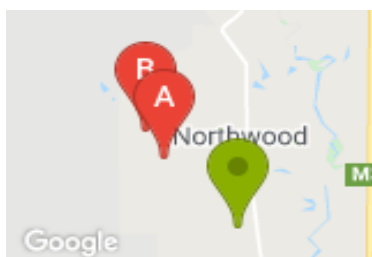
Indicative Selling Price

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

Price Range: **\$595,000 to \$625,000**

Provided by: Steve Taylor, A Little Birdie Told Me

MEDIAN SALE PRICE



NORTHWOOD, VIC, 3660

Suburb Median Sale Price (House)

\$672,500

01 January 2020 to 31 December 2020

Provided by: 

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.



205 BROMFIELDS RD, NORTHWOOD, VIC 3660  3  1  4

Sale Price

\$565,000

Sale Date: 22/10/2020

Distance from Property: 2.8km



35 WATTLE RD, NORTHWOOD, VIC 3660  -  -  -

Sale Price

\$310,000

Sale Date: 03/10/2020

Distance from Property: 3.7km



This report has been compiled on 04/03/2021 by A Little Birdie Told Me. 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 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

795 NORTHWOOD ROAD, NORTHWOOD, VIC 3660


Indicative selling price

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

Price Range: \$595,000 to \$625,000

Median sale price

Median price \$672,500 Property type House Suburb NORTHWOOD

Period 01 January 2020 to 31 December 2020 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
205 BROMFIELDS RD, NORTHWOOD, VIC 3660	\$565,000	22/10/2020
35 WATTLE RD, NORTHWOOD, VIC 3660	\$310,000	03/10/2020

This Statement of Information was prepared on: 04/03/2021