

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 CAROLYN COURT ROBINVALE VIC 3549

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Robinvale

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2 KOKODA COURT ROBINVALE VIC 3549	\$510,000	02-Sep-24
46 GEORGE STREET ROBINVALE VIC 3549	\$490,000	06-Mar-24
21 CRAMP ROAD ROBINVALE VIC 3549	\$500,000	25-Jan-24

OR

B* 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.

This Statement of Information was prepared on: 26 September 2024



2 KOKODA COURT ROBINVALE VIC 3549

 4  2  4

Sold Price

^{RS}

\$510,000

Sold Date

02-Sep-24

Distance

3.98km



46 GEORGE STREET ROBINVALE VIC 3549

 3  1  1

Sold Price

\$490,000

Sold Date

06-Mar-24

Distance

0.87km



21 CRAMP ROAD ROBINVALE VIC 3549

 3  2  2

Sold Price

\$500,000

Sold Date

25-Jan-24

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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