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 | 4 Keane Street, Koroit Vic 3282 |
|----------------------|---------------------------------|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

Indicative selling price

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

Single price \$369,900

Median sale price*

| Median price | \$325,000 | Hou | ıse X | Unit | | Suburb or locality | Koroit |
|---------------|------------|-----|------------|------|--------|--------------------|--------|
| Period - From | 18/04/2017 | to | 17/04/2018 | | Source | rea | |

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 eighteen 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 1 29 Keane St KOROIT 3282 \$423,000 03/09/2017 2 35 Keane St KOROIT 3282 \$385,000 29/01/2018 3 10 Keane St KOROIT 3282 \$342,500 24/01/2018

OR

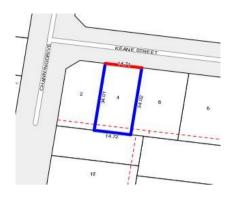
- B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.
- * The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 29 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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Property Type: House (Res)

Agent Comments

Indicative Selling Price \$369,900

Median House Price *

18/04/2017 - 17/04/2018: \$325,000 * Agent calculated median based on 29 sales

Comparable Properties

29 Keane St KOROIT 3282 (VG)

└─ 4





Price: \$423.000 Method: Sale Date: 03/09/2017

Rooms: -

Property Type: House (Res) Land Size: 621 sqm approx **Agent Comments**

35 Keane St KOROIT 3282 (REI/VG)











Property Type: House Land Size: 929 sqm approx Agent Comments

10 Keane St KOROIT 3282 (VG)









Price: \$342,500 Method: Sale Date: 24/01/2018 Rooms: -

Property Type: House (Res) Land Size: 544 sqm approx

Agent Comments

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