

## 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

78 STORTH RYES AVENUE METUNG VIC 3904

### Indicative selling price

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

Single Price

\$285,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$265,000

Property type

Land

Suburb

Metung

Period-from

01 Jun 2023

to

31 May 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

75 STORTH RYES AVENUE METUNG VIC 3904	\$245,000	22-Feb-23
6 KEMPTON GROVE METUNG VIC 3904	\$280,000	31-Dec-23
20 KEMPTON GROVE METUNG VIC 3904	\$300,000	26-Jun-23

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: 03 June 2024

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**75 STORTH RYES AVENUE  
METUNG VIC 3904**

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Sold Price **\$245,000** Sold Date **22-Feb-23**

Distance **0.07km**



**6 KEMPTON GROVE METUNG VIC  
3904**

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Sold Price <sup>RS</sup> **\$280,000** Sold Date **31-Dec-23**

Distance **0.8km**



**20 KEMPTON GROVE METUNG VIC  
3904**

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Sold Price **\$300,000** Sold Date **26-Jun-23**

Distance **0.82km**

RS = Recent sale      UN = Undisclosed Sale

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