

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 22 Nulty Drive, Robinvale Vic 3549

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$410,000 & \$450,000

### Median sale price

Median price \$214,975

Suburb or  
locality Robinvale, Vic 3549

Period - From Mar 2018 to Feb 2019

Source CoreLogic

### 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
1 4 Mary Court, Robinvale Vic 3549	\$400,000	20/04/2018
2 18 Nulty Drive, Robinvale Vic 3549	\$400,000	06/06/2018
3 11 Hunt Drive, Robinvale Vic 3549	\$425,000	10/02/2018