

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

40 Christensen Street Sawmill Settlement VIC 3723

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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

House

Suburb

Sawmill Settlement

Period-from

01 Sep 2020

to

31 Aug 2021

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

1 Purcell Drive Merrijig VIC 3723	\$572,500	20-Aug-21
30 Changue Road Merrijig VIC 3723	\$545,000	15-Jul-21
17 Settlement Court Sawmill Settlement VIC 3723	\$618,000	01-Jul-21

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 September 2021



1 Purcell Drive Merrijig VIC 3723

Sold Price

^{RS} **\$572,500** ^{UN}

Sold Date **20-Aug-21**

 3  2  1

Distance **0.24km**



30 Changue Road Merrijig VIC 3723

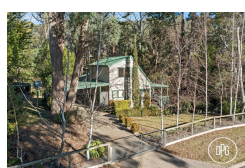
Sold Price

^{RS} **\$545,000**

Sold Date **15-Jul-21**

 2  1  -

Distance **0.38km**



**17 Settlement Court Sawmill
Settlement VIC 3723**

Sold Price

^{RS} **\$618,000**

Sold Date **01-Jul-21**

 3  1  1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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