

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

34 PLATEAU AVENUE METUNG VIC 3904

Indicative selling price

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

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Land

Suburb

Metung

Period-from

01 Jan 2022

to

31 Dec 2022

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

34 BEARHAM CHASE METUNG VIC 3904	\$401,000	14-Jan-22
10 THOMPSON TERRACE METUNG VIC 3904	\$415,000	10-Mar-22
7 JAMES STREET METUNG VIC 3904	\$450,000	08-Sep-22

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: 23 January 2023



34 BEARHAM CHASE METUNG VIC 3904

Sold Price

\$401,000

Sold Date

14-Jan-22

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Distance

0.43km



10 THOMPSON TERRACE METUNG VIC 3904

Sold Price

\$415,000

Sold Date

10-Mar-22

 -  -  -

Distance

0.46km



7 JAMES STREET METUNG VIC 3904

Sold Price

\$450,000

Sold Date

08-Sep-22

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Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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