

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 or locality and postcode

25 Mellingtons Road, Dereel Vic 3352

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 \$120,000 & \$130,000

Median sale price

Median price

\$127,500

Property type

Land

Suburb

Dereel

Period - From

01/11/2019

to

31/10/2020

Source

CoreLogic

Comparable property sales

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 |
|---|-----------|--------------|
| Lot 3 Mellingtons Road, Dereel Vic 3352 | \$140,000 | 10/07/20 |
| 374 Savage Hill Road, Dereel Vic 3352 | \$100,000 | 30/10/19 |
| Lot 127 Ferrers Road, Dereel Vic 3352 | \$125,000 | 15/07/20 |

This Statement of Information was prepared on: 11/11/2020