

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

29 Anzac Avenue Koroit VIC 3282

Indicative selling price

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

Single Price

\$499,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

House

Suburb

Koroit

Period-from

01 Jul 2020

to

30 Jun 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 Anzac Avenue Koroit VIC 3282	\$470,000	12-Jan-21
15 Anne Street Koroit VIC 3282	\$515,000	09-Nov-20
48 Horne Street Koroit VIC 3282	\$459,000	22-Aug-20

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: 09 July 2021



1 Anzac Avenue Koroit VIC 3282

Sold Price

\$470,000

Sold Date

12-Jan-21



3



2



2

Distance

0.29km



15 Anne Street Koroit VIC 3282

Sold Price

\$515,000

Sold Date

09-Nov-20



4



2



2

Distance

0.37km



48 Horne Street Koroit VIC 3282

Sold Price

\$459,000

Sold Date

22-Aug-20



4



2



2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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