



Graeme Hayes
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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

320 Gorton Drive Mystic Park VIC 3579

Indicative selling price

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

Single Price

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

*Unit

Suburb

Mystic Park

Period-from

to

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

310 Gorton Drive Mystic Park VIC 3579	\$290,582	07-Mar-18
408 Gorton Drive Mystic Park VIC 3579	\$280,000	06-Mar-19
49 Tresco-Mystic Park Road Mystic Park VIC 3579	\$310,000	19-Oct-18

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.~~

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310 Gorton Drive Mystic Park VIC 3579

Sold Price **\$290,582** Sold Date **07-Mar-18**

3 1 1

Distance **0.35km**



408 Gorton Drive Mystic Park VIC 3579

Sold Price **\$280,000** Sold Date **06-Mar-19**

3 1 4

Distance **0.74km**



49 Tresco-Mystic Park Road Mystic Park VIC 3579

Sold Price **\$310,000** Sold Date **19-Oct-18**

3 1 4

Distance **4.93km**

RS = Recent sale **UN** = Undisclosed Sale

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