

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

3 ANDERSON STREET UNDERA VIC 3629

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

\$340,000

&

\$360,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
11 PALMER CRESCENT MERRIGUM VIC 3618	\$325,000	10-Oct-23
14 MACKIE STREET KYABRAM VIC 3620	\$380,000	17-Jul-24
90 GANGE STREET MOOROPNA VIC 3629	\$319,000	06-Nov-23

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: 16 August 2024



11 PALMER CRESCENT MERRIGUM VIC 3618

 3  1  1

Sold Price **\$325,000** Sold Date **10-Oct-23**

Distance **12.86km**



14 MACKIE STREET KYABRAM VIC 3620

 3  1  1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **17-Jul-24**

Distance **15.62km**



90 GANGE STREET MOOROOPNA VIC 3629

 3  1  1

Sold Price **\$319,000** Sold Date **06-Nov-23**

Distance **15.46km**

RS = Recent sale UN = Undisclosed Sale

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