

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

19 Picton Court Sale VIC 3850

Indicative selling price

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

Single Price

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,250

Property type

House

Suburb

Sale

Period-from

01 Nov 2018

to

31 Oct 2019

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

237 Guthridge Parade Sale VIC 3850	\$273,500	09-Jul-19
276 Guthridge Parade Sale VIC 3850	\$280,000	30-Apr-19
2 Buckley Street Sale VIC 3850	\$280,000	24-May-19

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: 27 November 2019



237 Guthridge Parade Sale VIC 3850

3 2 1

Sold Price

\$273,500

Sold Date

09-Jul-19

Distance

0.3km



276 Guthridge Parade Sale VIC 3850

3 1 2

Sold Price

\$280,000

Sold Date

30-Apr-19

Distance

0.49km



2 Buckley Street Sale VIC 3850

4 1 4

Sold Price

Sold Date

24-May-19

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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