

## 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 132 Twenty First Street, Koorlong, VIC 3501

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$369,000 & \$399,000

### Median sale price

Median House price No data available Suburb or locality Koorlong, VIC 3501  
Period - From Jan 2017 to Dec 2017 Source CoreLogic

### Comparable property sales

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
3561 Deakin Avenue, Mildura, VIC 3500	\$355,000	05/04/2017
3352 Deakin Avenue, Mildura, VIC 3500	\$400,000	19/01/2017
20 Clare Avenue, Mildura, VIC 3500	\$365,000	07/09/2017