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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 22 Anzac Avenue Koroit 3282

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$429,000 or range between \$\* & \$

#### Median sale price

Median price \$345,000 Property Type House Suburb or Locality Koroit 3282  
Period - From November 2018 to November 2019 Source realestate.com

#### 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 37 Clarke st Koroit	\$409,000	13/05/2019
2 9 Laffan Court Koroit	\$435,000	23/01/2019
3 703 Koroit Port Fairy RD Koroit	\$366,000	12/04/2018

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: 18/12/2019