

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

2 LIBERTY DRIVE NAGAMBIE VIC 3608

Indicative selling price

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

Single Price

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Nagambie

Period-from

01 May 2022

to

30 Apr 2023

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

29 LAKESIDE DRIVE NAGAMBIE VIC 3608	\$760,000	17-Jun-22
32 KEAN ROAD NAGAMBIE VIC 3608	\$775,000	12-Nov-22
4 KHEMINDA CRESCENT NAGAMBIE VIC 3608	\$785,000	28-Jun-22

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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**29 LAKESIDE DRIVE NAGAMBIE
VIC 3608**

3 3 2

Sold Price **\$760,000** Sold Date **17-Jun-22**

Distance **0.22km**



**32 KEAN ROAD NAGAMBIE VIC
3608**

4 2 2

Sold Price **\$775,000** Sold Date **12-Nov-22**

Distance **1.69km**



**4 KHEMINDA CRESCENT
NAGAMBIE VIC 3608**

3 2 5

Sold Price **\$785,000** Sold Date **28-Jun-22**

Distance **1.78km**

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

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