

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 School Road, Menzies Creek Vic 3159

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$710,000 & \$780,000

Median sale price

Median price \$850,000 Property Type House Suburb Menzies Creek

Period - From 16/03/2020 to 15/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	22 Aura Vale Rd MENZIES CREEK 3159	\$790,000	12/01/2021
2	298 Belgrave Gembrook Rd CLEMATIS 3782	\$750,000	25/01/2021
3	82 Emerald Monbulk Rd EMERALD 3782	\$730,000	24/12/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/03/2021 17:51



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Property Type: House
Land Size: 1001 sqm approx
Agent Comments

Indicative Selling Price
\$710,000 - \$780,000
Median House Price
16/03/2020 - 15/03/2021: \$850,000

Comparable Properties



22 Aura Vale Rd MENZIES CREEK 3159 (REI/VG)

Agent Comments

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Price: \$790,000
Method: Private Sale
Date: 12/01/2021
Property Type: House
Land Size: 2090 sqm approx



298 Belgrave Gembrook Rd CLEMATIS 3782 (REI)

Agent Comments

 5  2  2

Price: \$750,000
Method: Private Sale
Date: 25/01/2021
Property Type: House (Res)
Land Size: 2463 sqm approx



82 Emerald Monbulk Rd EMERALD 3782 (VG)

Agent Comments

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Price: \$730,000
Method: Sale
Date: 24/12/2020
Property Type: House (Res)
Land Size: 1135 sqm approx