

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 or
locality and postcode

Lot 18 Spearys Road, Dereel Vic 3352

Indicative selling price

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

Single price \$* or range between \$170,000 & \$185,000

Median sale price

Median price

\$250,000

Property type

Land

Suburb

Dereel

Period - From

01/09/2021

to

31/08/2022

Source

CoreLogic

Comparable property sales

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

Lot 15 Progress Road, Dereel Vic 3352	\$190,000	05/04/2022
14C Spearys Road, Dereel Vic 3352	\$250,000	29/03/2022
74 Bliss Road, Dereel Vic 3352	\$190,000	24/12/2020

This Statement of Information was prepared on: 01/09/2022