

# 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 670 Mount Baw Baw Tourist Road, Noojee Vic 3833

### Indicative selling price

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

Single price \$390,000 - \$420,000

### Median sale price

Median price \$540,000

Property type House

Suburb Noojee

Period - From 01/01/2022

to

31/12/2022

Source valueourhouse.com.au

### 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
16 Loch Crescent, Noojee Vic 3833	\$475,000	18/02/2022
5 Loch Street, Noojee Vic 3833	\$435,000	02/12/2021
20 Bennett Street, Noojee Vic 3833	\$460,000	10/05/2021

This Statement of Information was prepared on: 19/01/2023