

## 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

21 Lowery Road, Crossley Vic 3283

#### Indicative selling price

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

Single price \$549,000

#### Median sale price\*

Median price \$500,421 House  Unit  Suburb or locality Crossley

Period - From 26/07/2017 to 25/07/2018 Source hometrak

#### 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 eighteen 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 | 16 Otooles La ILLOWA 3282              | \$675,000 | 29/07/2017   |
| 2 | 378 Koroit port Fairy Rd CROSSLEY 3283 | \$510,000 | 16/05/2018   |
| 3 | 3 Towilla Way KILLARNEY 3283           | \$299,900 | 16/07/2018   |

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 eighteen months.~~

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

21 Lowery Road, Crossley Vic 3283



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$549,000  
**Median House Price \***  
26/07/2017 - 25/07/2018: \$500,421  
\* Agent calculated median based on 1 sales

## Comparable Properties



**16 Otooles La ILLOWA 3282 (REI/VG)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 22258 sqm approx



**378 Koroit port Fairy Rd CROSSLEY 3283 (REI)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 16/05/2018  
**Rooms:** 4  
**Property Type:** House



**3 Towilla Way KILLARNEY 3283 (REI)**

**Agent Comments**



**Price:** \$299,900  
**Method:** Private Sale  
**Date:** 16/07/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 9860 sqm approx