

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

122 Adams Road, Katunga Vic 3640

Indicative selling price

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

Range between \$310,000

&

\$320,000

Median sale price

Median price \$362,500

Property Type House

Suburb Katunga

Period - From 16/03/2022

to

15/03/2023

Source REIV

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
1	833 Sandmount Rd KATUNGA 3640	\$350,000	28/09/2021
2	4453 Murray Valley Hwy YARROWEYAH 3644	\$310,000	21/10/2022
3	3735 Labuan Rd STRATHMERTON 3641	\$295,000	10/08/2022

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.~~

This Statement of Information was prepared on:

16/03/2023 16:18

122 Adams Road, Katunga Vic 3640



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Property Type: Land (Rur)
Land Size: 404700 sqm approx
Agent Comments

Indicative Selling Price

\$310,000 - \$320,000

Median House Price

16/03/2022 - 15/03/2023: \$362,500

Comparable Properties

833 Sandmount Rd KATUNGA 3640 (VG)

Agent Comments

 3  -  -

Price: \$350,000

Method: Sale

Date: 28/09/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6000 sqm approx

4453 Murray Valley Hwy YARROWEYAH 3644 (VG)

Agent Comments

 2  -  -

Price: \$310,000

Method: Sale

Date: 21/10/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 823 sqm approx

3735 Labuan Rd STRATHMERTON 3641 (VG)

Agent Comments

 3  -  -

Price: \$295,000

Method: Sale

Date: 10/08/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 11600 sqm approx

Account - Maurice McNamara & Co | P: 03 5862 1077 | F: 03 5862 2032



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