

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 17 Mary Court, Robinvale Vic 3549

Indicative selling price

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

Single price \$75,000

Median sale price

Median land price \$60,000

Suburb or
locality Robinvale Vic 3549

Period - From Nov 2017 to Oct 2018

Source CoreLogic

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
1 16 Anniversary Drive, Robinvale Vic 3549	\$68,000	20/08/2018
2 18 Anniversary Drive, Robinvale Vic 3549	\$75,000	15/08/2018
3 22 Anniversary Drive, Robinvale Vic 3549	\$55,000	23/11/2017