

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 25 Aura Vale Road, Menzies Creek Vic 3159
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$850,000 Property Type House Suburb Menzies Creek

Period - From 16/03/2020 to 15/03/2021 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	34 Aura Vale Rd MENZIES CREEK 3159	\$1,281,500	10/12/2020
2	20 Pinnocks Rd EMERALD 3782	\$1,280,000	09/12/2020
3	17 Kirkham Rd BELGRAVE SOUTH 3160	\$1,170,000	17/12/2020

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: 16/03/2021 17:43



4 1 6

Property Type: House
Land Size: 40787 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 16/03/2020 - 15/03/2021: \$850,000

Comparable Properties



34 Aura Vale Rd MENZIES CREEK 3159 (REI) Agent Comments

4 3 2

Price: \$1,281,500
Method: Sale by Tender
Date: 10/12/2020
Property Type: House
Land Size: 20200 sqm approx



20 Pinnocks Rd EMERALD 3782 (REI/VG) Agent Comments

4 2 2

Price: \$1,280,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 70100 sqm approx



17 Kirkham Rd BELGRAVE SOUTH 3160 (REI) Agent Comments

4 2 4

Price: \$1,170,000
Method: Private Sale
Date: 17/12/2020
Property Type: House
Land Size: 12140.58 sqm approx