### 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	Pro	perty 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

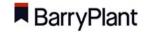
Add	dress of comparable property	Price	Date of sale
1	34 Aura Vale Rd MENZIES CREEK 3159	\$1,281,500	10/12/2020
2	20 Pinnocks Rd EMERALD 3782	\$1,280,000	09/12/2020
3	17 Kirkham Rd BELGRAVE SOUTH 3160	\$1,170,000	17/12/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







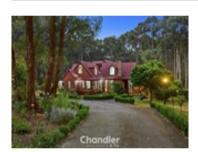


Property Type: House Land Size: 40787 sqm approx

**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)

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



20 Pinnocks Rd EMERALD 3782 (REI/VG)

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



17 Kirkham Rd BELGRAVE SOUTH 3160 (REI) Agent Comments

Price: \$1,170,000 Method: Private Sale Date: 17/12/2020 Property Type: House

Land Size: 12140.58 sqm approx

Account - Barry Plant | P: 03 5968 4522



