

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

604 Mt Baw Baw Tourist Road Noojee VIC 3833

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,500

*House

X

*Unit

Suburb

Noojee

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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

602 Mt Baw Baw Tourist Road Noojee VIC 3833	\$225,000	07-May-19
33 Matthew Street Noojee VIC 3833	\$220,000	07-Apr-19
350 Mt Baw Baw Tourist Road Noojee VIC 3833	\$340,000	24-May-18

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.~~

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Carmen Christie

P 03 5623 1222

M 0402 042 120

E carmen.christie@fnwarragul.com.au


**602 Mt Baw Baw Tourist Road
Noojee VIC 3833**

Sold Price

\$225,000 Sold Date **07-May-19**
 3  2  -

 Distance **0.04km**

33 Matthew Street Noojee VIC 3833 Sold Price

\$220,000 Sold Date **07-Apr-19**
 2  1  1

 Distance **1.3km**

**350 Mt Baw Baw Tourist Road
Noojee VIC 3833**

Sold Price

\$340,000 Sold Date **24-May-18**
 3  1  2

 Distance **2.13km**

RS = Recent sale

UN = Undisclosed Sale

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