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 and postcode

52	MONIER	$W \Delta Y$	FYANSE	ORD	VIC	3218
JΖ	NONER	VVAI	FTANOF		VIC	3210

Indicative selling price

Period-from

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

Single Price		or rang betwee	514/0000	&	\$1,570,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$915,000	Property type	House	Suburb	Fyansford				

30 Sep 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2023

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.

to

Address of comparable property	Price	Date of sale		
6 SUNSET COURT HIGHTON VIC 3216	\$1,335,000	08-May-24		
5 CITYVIEW DRIVE WANDANA HEIGHTS VIC 3216	\$1,675,000	12-Dec-23		
32 SPRINGDALE RISE HIGHTON VIC 3216	\$1,355,000	06-May-24		

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: 22 October 2024



Corelogic

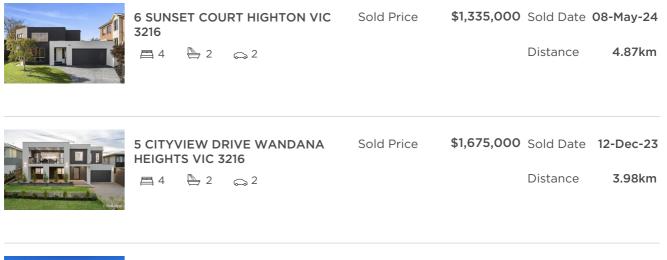
consumer.vic.gov.au



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A REAL PROPERTY AND ADDRESS OF TAXABLE PROPERTY.	32 SPRINGDALE RISE HIGHTON VIC 3216			Sold Price	\$1,355,000	Sold Date 06-May-24	
Creating in	酉4 [ڲ 2	ç⇒ 2			Distance	3.51km

RS = Recent sale UN = Undisclosed Sale

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