

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

9 Bells Track Nungurner VIC 3909

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Nungurner

Period-from

01 Aug 2020

to

31 Jul 2021

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

1 Smiths Way Metung VIC 3904	\$650,000	03-Sep-20
85 Kleinitz Road Nungurner VIC 3909	\$800,000	03-Feb-21
3 The Anchorage Metung VIC 3904	\$540,000	15-Sep-20

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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1 Smiths Way Metung VIC 3904

Sold Price **\$650,000** Sold Date **03-Sep-20**

3 2 -

Distance **2.97km**



85 Kleinitz Road Nungurner VIC 3909

Sold Price **\$800,000** Sold Date **03-Feb-21**

3 2 4

Distance **0.52km**



3 The Anchorage Metung VIC 3904

Sold Price **\$540,000** Sold Date **15-Sep-20**

3 2 4

Distance **3.1km**

RS = Recent sale **UN** = Undisclosed Sale

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