

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

6 PELICAN COURT METUNG VIC 3904

Indicative selling price

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

Single Price

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Metung

Period-from

01 Nov 2021

to

31 Oct 2022

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

12D LANDS END GROVE METUNG VIC 3904	\$800,000	10-Jun-22
8 BYRNE COURT SWAN REACH VIC 3903	\$799,000	04-Apr-22
6 PLOVER GROVE METUNG VIC 3904	\$745,000	07-Jul-22

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: 14 November 2022



**12D LANDS END GROVE METUNG
VIC 3904**

 3  2  4

Sold Price

\$800,000

Sold Date

10-Jun-22

Distance

1km



**8 BYRNE COURT SWAN REACH
VIC 3903**

 4  2  4

Sold Price

\$799,000

Sold Date

04-Apr-22

Distance

7.37km



**6 PLOVER GROVE METUNG VIC
3904**

 3  2  4

Sold Price

\$745,000

Sold Date

07-Jul-22

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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