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

3 GLORIA AVENUE I	METUNG VIC 3904
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Indicative selling price

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

Single Price	\$560,000	or range between	&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$716,750	Prop	erty type		House	Suburb	Metung
Period-from	01 Feb 2024	to	31 Jan 2	2025	5 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
17 SEAGULL AVENUE METUNG VIC 3904	\$520,000	17-Sep-24
5 LAKE GROVE METUNG VIC 3904	\$525,000	26-Nov-24
20 ARCHIBALD DRIVE METUNG VIC 3904	\$560,000	15-Aug-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: 07 February 2025

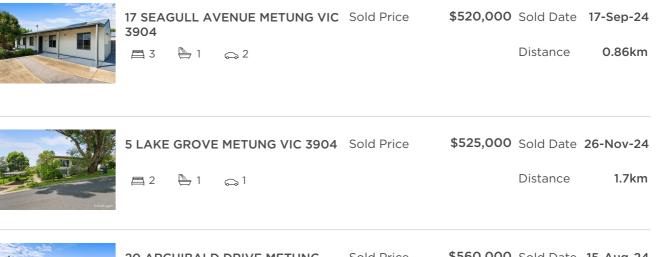


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20 ARCHIBALD DRIVE METUNG VIC 3904		Sold Price	\$560,000	Sold Date	15-Aug-24		
M. Contraction	昌 3	2	⇔ 2			Distance	1.67km

RS = Recent sale UN = Undisclosed Sale

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