

## 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

24 McDougal Road Neerim South VIC 3831

### Indicative selling price

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

Single Price

\$640,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$441,500

Property type

House

Suburb

Neerim South

Period-from

01 Jul 2019

to

30 Jun 2020

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

10 Station Street Neerim South VIC 3831	\$890,000	23-May-19
7 Benjamin Street Neerim South VIC 3831	\$580,000	16-Dec-19
1689 Main Neerim Road Neerim South VIC 3831	\$740,000	18-Jan-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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**10 Station Street Neerim South VIC 3831**

Sold Price

**\$890,000**

Sold Date

**23-May-19**

4



3



3

Distance

**0.32km****7 Benjamin Street Neerim South VIC 3831**

Sold Price

**\$580,000**

Sold Date

**16-Dec-19**

4



2



2

Distance

**1.14km****1689 Main Neerim Road Neerim South VIC 3831**

Sold Price

**\$740,000**

Sold Date

**18-Jan-20**

4



2



1

Distance

**2.24km**

RS = Recent sale

UN = Undisclosed Sale

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