

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 208 Latje Road, Robinvale, VIC 3549

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$170,000

&

\$180,000

Median sale price

Median House price \$232,500

Suburb or
locality Robinvale, VIC 3549

Period - From Aug 2017 to Jul 2018

Source CoreLogic

Comparable property sales

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
3 Nicholls Street, Robinvale, VIC 3549	\$165,000	25/02/2018
6 Robin Street, Robinvale, VIC 3549	\$154,000	16/07/2018
22 Parke Street, Robinvale, VIC 3549	\$205,000	05/10/2017