# 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

16 CONRICK WAY KOROIT VIC 3282

#### Indicative selling price

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

Single Price	\$260,000	<del>or range</del> <del>between</del>		&				
Median sale price								
(*Delete house or unit as ap	plicable)							

Median Price	\$292,000	Prope	Property type		Land	Suburb	Koroit
Period-from	01 Nov 2022	to	31 Oct 2	2023	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	
7 CONRICK WAY KOROIT VIC 3282	\$265,000	08-May-23	
8 MURPHY STREET KOROIT VIC 3282	\$275,000	08-Sep-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: 03 November 2023

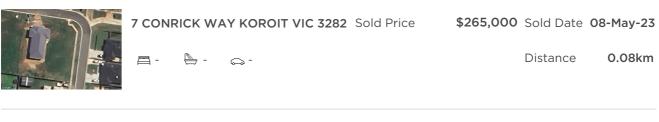


consumer.vic.gov.au

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8 MURPHY STREET KOROIT VIC 3282		Sold Price	\$275,000	Sold Date	08-Sep-22	
₫-	-	<u>-</u>			Distance	0.21km

RS = Recent sale UN = Undisclosed Sale

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