

# 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 or  
locality and postcode

24 Gordon Grove, Menzies Creek Vic 3159

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$930,000

&

\$990,000

### Median sale price

Median price

\$675,100

Property Type

House

Suburb

Menzies Creek

Period - From

26/02/2019

to

25/02/2020

Source

REIV

### 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
1	92 Kallista Emerald Rd THE PATCH 3792	\$945,000	22/08/2019
2	26 The Serpentine TECOMA 3160	\$940,000	29/01/2019
3	60 Willis Rd KALLISTA 3791	\$935,000	05/02/2019

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:

26/02/2020 11:36



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 4410 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$930,000 - \$990,000  
**Median House Price**  
 26/02/2019 - 25/02/2020: \$675,100

## Comparable Properties



**92 Kallista Emerald Rd THE PATCH 3792 (VG)** Agent Comments



**Price:** \$945,000  
**Method:** Sale  
**Date:** 22/08/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 5223 sqm approx



**26 The Serpentine TECOMA 3160 (VG)**

Agent Comments



**Price:** \$940,000  
**Method:** Sale  
**Date:** 29/01/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4037 sqm approx



**60 Willis Rd KALLISTA 3791 (REI/VG)**

Agent Comments



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 05/02/2019  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 4100 sqm approx