

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 645 Bena-Kongwak Road, Bena, VIC 3946

Indicative selling price

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

Price Range \$1,000,000 & \$1,100,000

Median sale price

Median price NA Property Type House Suburb Bena (3946)
Period - From 01/10/2022 to 30/09/2023 Source price finder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-------------|--------------|
| 9 BAILEY STREET, KORUMBURRA VIC 3950 | \$1,050,000 | 06/10/2023 |
| 709 GLEN ALVIE ROAD, GLEN ALVIE VIC 3979 | \$1,091,000 | 16/02/2023 |
| 120 OUTTRIM-INVERLOCH ROAD, OUTTRIM VIC 3951 | \$1,060,000 | 30/01/2023 |

This Statement of Information was prepared on: 19/10/2023