

STATEMENT OF INFORMATION

31 WOODCOTE LANE, MUNRO, VIC 3862

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 WOODCOTE LANE, MUNRO, VIC 3862

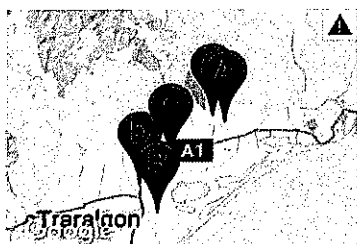
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Indicative Selling Price

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

Price Range: \$565,000 to \$625,000

MEDIAN SALE PRICE




MUNRO, VIC, 3862

Suburb Median Sale Price (House)

\$470,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



1100 WY YUNG-CALULU RD, CALULU, VIC

 3  2  7

Sale Price

\$595,000

Sale Date: 08/11/2016

Distance from Property: 29km



704 LONGFORD-LOCH SPORT RD, LONGFORD, VIC

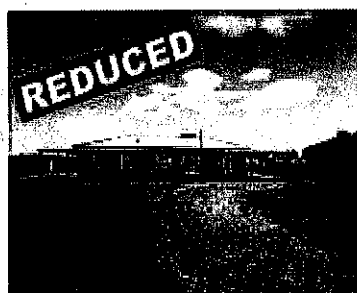
 5  3  2

Sale Price

\$580,000

Sale Date: 31/01/2017

Distance from Property: 28km



145 PARKERS RD, WUK WUK, VIC 3875

 4  2  10

Sale Price

\$630,000

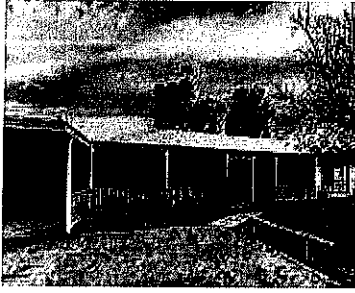
Sale Date: 12/10/2017

Distance from Property: 26km



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658 PRINCES HWY, MONTGOMERY, VIC 3851



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Sale Price

\$575,000

Sale Date: 16/12/2017

Distance from Property: 19km



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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 31 WOODCOTE LANE, MUNRO, VIC 3862


Indicative selling price

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

Price Range: \$565,000 to \$625,000

Median sale price

Median price \$470,000 House ☒ Unit ☐ Suburb MUNRO

Period 01 April 2017 to 31 March 2018 Source 

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
1100 WY YUNG-CALULU RD, CALULU, VIC 3875	\$595,000	08/11/2016
704 LONGFORD-LOCH SPORT RD, LONGFORD, VIC 3851	\$580,000	31/01/2017
145 PARKERS RD, WUK WUK, VIC 3875	\$630,000	12/10/2017
658 PRINCES HWY, MONTGOMERY, VIC 3851	\$575,000	16/12/2017