

## 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

45 SLADEN STREET BIRREGURRA VIC 3242

### Indicative selling price

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

Single Price

or range  
between

\$820,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Birregurra

Period-from

01 Nov 2023

to

31 Oct 2024

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

10 SKENE STREET BIRREGURRA VIC 3242	\$815,000	15-Aug-24
13 ANDERSON STREET BIRREGURRA VIC 3242	\$800,000	13-Sep-23
8 PRIME STREET BIRREGURRA VIC 3242	\$860,000	21-Dec-23

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: 01 November 2024



**10 SKENE STREET BIRREGURRA  
VIC 3242**

3 2 4

Sold Price

**\$815,000**

Sold Date **15-Aug-24**

Distance **0.59km**



**13 ANDERSON STREET  
BIRREGURRA VIC 3242**

3 1 -

Sold Price

**\$800,000**

Sold Date **13-Sep-23**

Distance **0.86km**



**8 PRIME STREET BIRREGURRA VIC  
3242**

3 2 6

Sold Price

**\$860,000**

Sold Date **21-Dec-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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