Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	21 Lowery Road, Crossley Vic 3283
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$549,000

Median sale price*

Median price	\$500,421	Hou	ıse X	Unit		Suburb or locality	Crossley
Period - From	26/07/2017	to	25/07/2018		Source	hometrak	

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	16 Otooles La ILLOWA 3282	\$675,000	29/07/2017
2	378 Koroit port Fairy Rd CROSSLEY 3283	\$510,000	16/05/2018
3	3 Towilla Way KILLARNEY 3283	\$299,900	16/07/2018

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 eighteen months.
- * The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

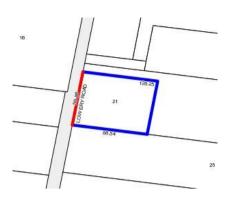
Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544





Date of sale

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Property Type: House (Previously

Occupied - Detached) Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price \$549.000

Median House Price *

26/07/2017 - 25/07/2018: \$500,421

* Agent calculated median based on 1 sales

Comparable Properties



16 Otooles La ILLOWA 3282 (REI/VG)

2

€ 2

Price: \$675.000 Method: Auction Sale Date: 29/07/2017

Rooms: 5

Property Type: House (Res) Land Size: 22258 sqm approx **Agent Comments**



378 Koroit port Fairy Rd CROSSLEY 3283

(REI)

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Price: \$510.000 Method: Private Sale Date: 16/05/2018 Rooms: 4

Property Type: House

Agent Comments



3 Towilla Way KILLARNEY 3283 (REI)

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Price: \$299,900

Rooms: -

Property Type: Land

Method: Private Sale Date: 16/07/2018

Land Size: 9860 sqm approx

Agent Comments

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