

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

33 Mathieson Street Sale VIC 3850

Indicative selling price

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

Single Price

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,750

Property type

House

Suburb

Sale

Period-from

01 Apr 2020

to

31 Mar 2021

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

146 Dawson Street Sale VIC 3850	\$210,000	02-Feb-21
16 Mathieson Street Sale VIC 3850	\$200,000	24-Nov-20
4 Overend Crescent Sale VIC 3850	\$225,000	11-Nov-20

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: 08 April 2021



146 Dawson Street Sale VIC 3850

Sold Price

^{RS}

\$210,000

Sold Date

02-Feb-21

3

1

1

Distance

0.06km



16 Mathieson Street Sale VIC 3850

Sold Price

\$200,000

Sold Date

24-Nov-20

3

1

1

Distance

0.1km



4 Overend Crescent Sale VIC 3850

Sold Price

\$225,000

Sold Date

11-Nov-20

3

1

1

Distance

0.24km



115 Dawson Street Sale VIC 3850

Sold Price

\$203,000

Sold Date

04-Dec-20

3

1

2

Distance

0.28km

Notes from your agent

Brick, Shed



13 Alexandra Avenue Sale VIC 3850

Sold Price

\$240,000

Sold Date

16-Dec-20

3

1

2

Distance

0.34km

Notes from your agent

Patio, Large fresh kitchen, Dishwasher, Large shed, Very nicely upodated

RS = Recent sale

UN = Undisclosed Sale

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13 Glomar Grove Sale VIC 3850

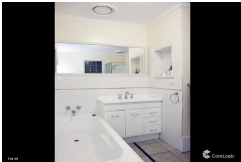
Sold Price

\$225,000

Sold Date **24-Sep-20**

 3  1  2

Distance **0.36km**



3 Gibsons Road Sale VIC 3850

Sold Price

\$249,000

Sold Date **30-Oct-20**

 3  1  1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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