

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

2 (TBA) Investment Property
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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Sale

Period-from

01 Mar 2021

to

28 Feb 2022

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

33 Glebe Drive Sale VIC 3850	\$543,000	21-Dec-21
12 Stuart Place Sale VIC 3850	\$485,000	05-Oct-21
18 Surkitt Boulevard Sale VIC 3850	\$550,000	23-Feb-22

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: 04 March 2022



33 Glebe Drive Sale VIC 3850

Sold Price \$543,000 Sold Date 21-Dec-21

 3  2  2

Distance 0.3km



12 Stuart Place Sale VIC 3850

Sold Price \$485,000 Sold Date 05-Oct-21

 4  2  2

Distance 0.43km



18 Surkitt Boulevard Sale VIC 3850

Sold Price ^{RS} \$550,000 Sold Date 23-Feb-22

 4  2  2

Distance 1.57km

RS = Recent sale UN = Undisclosed Sale

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