

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

89 Snake Valley-Mortchup Road Snake Valley VIC 3351

Indicative selling price

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

Single Price

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Snake Valley

Period-from

01 Nov 2020

to

31 Oct 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

50 Mag Dam Road Snake Valley VIC 3351	\$562,000	15-May-21
102 Brumbys Lane Snake Valley VIC 3351	\$560,000	28-Jul-21
38 Laurence Drive Snake Valley VIC 3351	\$740,000	30-Mar-21

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: 30 November 2021



50 Mag Dam Road Snake Valley VIC 3351

Sold Price

\$562,000

Sold Date

15-May-21

 2

 2

 4

Distance

1.18km



102 Brumbys Lane Snake Valley VIC 3351

Sold Price

\$560,000

Sold Date

28-Jul-21

 3

 2

 2

Distance

1.38km



38 Laurence Drive Snake Valley VIC 3351

Sold Price

\$740,000

Sold Date

30-Mar-21

 3

 2

 2

Distance

1.97km



972 Linton-Carngham Road Snake Valley VIC 3351

Sold Price

^{RS} **\$516,000**

Sold Date

28-Oct-21

 3

 1

 2

Distance

2.53km

RS = Recent sale

UN = Undisclosed Sale

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