

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

16 FRIEND STREET MURTOA VIC 3390

Indicative selling price

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

Single Price

\$215,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$140,000

Property type

House

Suburb

Murtoa

Period-from

01 Apr 2021

to

31 Mar 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

24 SOLDIERS AVENUE MURTOA VIC 3390	\$220,000	21-Jan-22
29-31 MCDONALD STREET MURTOA VIC 3390	\$159,500	16-Dec-21
6 MILLER STREET MURTOA VIC 3390	\$249,000	25-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: 13 April 2022



24 SOLDIERS AVENUE MURTOA VIC 3390

3 1 -

Sold Price **\$220,000** Sold Date **21-Jan-22**

Distance -



29-31 MCDONALD STREET MURTOA VIC 3390

3 1 2

Sold Price **\$159,500** Sold Date **16-Dec-21**

Distance -



6 MILLER STREET MURTOA VIC 3390

3 1 2

Sold Price ^{RS} **\$249,000** Sold Date **25-Feb-22**

Distance -



21 HAMILTON STREET MURTOA VIC 3390

2 1 1

Sold Price **\$115,000** Sold Date **12-Sep-18**

Distance -



56 MCDONALD STREET MURTOA VIC 3390

- - -

Sold Price - Sold Date -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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