

## 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

22 Tambo Boulevard Metung VIC 3904

### Indicative selling price

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

Single Price

or range  
between

\$1,175,000

&

\$1,195,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$521,000

Property type

House

Suburb

Metung

Period-from

01 Dec 2020

to

30 Nov 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

16 David Road Metung VIC 3904	\$950,000	17-Jun-21
4 Howletts Landing Road Metung VIC 3904	\$1,076,500	14-Sep-21
11 Storth Ryes Avenue Metung VIC 3904	\$1,055,000	09-Nov-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: 19 December 2021


**16 David Road Metung VIC 3904**

Sold Price

**\$950,000**

Sold Date

**17-Jun-21**
 3
  2
  4

Distance

**4.6km**

**4 Howletts Landing Road Metung VIC 3904**

Sold Price

**\$1,076,500**

Sold Date

**14-Sep-21**
 4
  2
  2

Distance

**1.67km**

**11 Storth Ryes Avenue Metung VIC 3904**

Sold Price

<sup>RS</sup> **\$1,055,000** <sup>UN</sup>

Sold Date

**09-Nov-21**
 3
  2
  3

Distance

**3.11km**

RS = Recent sale

UN = Undisclosed Sale

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