

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

LOT 1 Penshurst-Warrnambool Road Koroit VIC 3282

Indicative selling price

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

Single Price

\$225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Other

Suburb

Koroit

Period-from

01 Nov 2018

to

31 Oct 2019

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

223 Penshurst-Warrnambool Road Koroit VIC 3282	\$155,000	24-Jul-18
85 Lumsdens Lane Koroit VIC 3282	\$277,000	01-Mar-19
697 Koroit-Port Fairy Road Koroit VIC 3282	\$152,000	06-Jun-18

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: 05 November 2019

223 Penshurst-Warrnambool Road Koroit VIC 3282 Sold Price **\$155,000** Sold Date **24-Jul-18**

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Distance **0.37km**

85 Lumsdens Lane Koroit VIC 3282 Sold Price **\$277,000** Sold Date **01-Mar-19**

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Distance **0.85km**



697 Koroit-Port Fairy Road Koroit VIC 3282 Sold Price **\$152,000** Sold Date **06-Jun-18**

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Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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