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

38A IRVINGS LANE 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	\$1,150,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$597,500	Prope	operty type		House	Suburb	Koroit
Period-from	01 Jan 2024	to	31 Dec 2024		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
27 ANNE STREET KOROIT VIC 3282	\$1,010,000	06-Jul-24
19 SETTLERS LANE ILLOWA VIC 3282	\$1,061,000	18-Aug-23
116 KOROIT-WOOLSTHORPE ROAD KOROIT VIC 3282	\$1,050,000	20-Feb-24

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: 24 January 2025

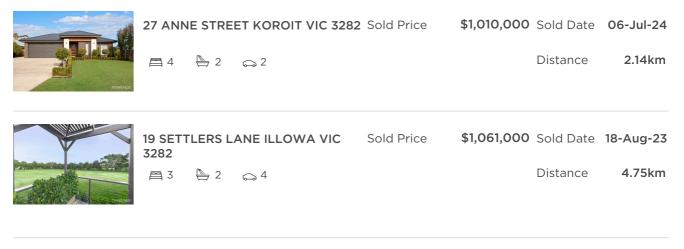


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116 KOROIT-WOOLSTHORPE ROAD Sold Price KOROIT VIC 3282			Sold Price	\$1,050,000	Sold Date	20-Feb-24
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RS = Recent sale UN = Undisclosed Sale

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