

## 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 or  
locality and postcode

16 Lowery Road, Crossley Vic 3283

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$599,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Period - From

to

Source

#### 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

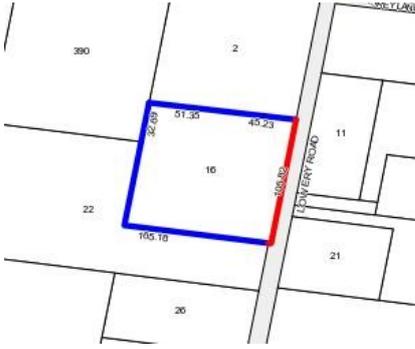
	Address of comparable property	Price	Date of sale
1	137 Anne St KOROIT 3282	\$700,000	07/05/2018
2	47 Scenic Dr KOROIT 3282	\$690,000	26/10/2017
3	378 Koroit Port Fairy Rd CROSSLEY 3283	\$510,000	16/05/2018

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 eighteen months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

16 Lowery Road, Crossley Vic 3283



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 9937 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$599,000  
**No median price available**

## Comparable Properties



**137 Anne St KOROIT 3282 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 07/05/2018  
**Rooms:** 5  
**Property Type:** House



**47 Scenic Dr KOROIT 3282 (REI/VG)**

**Agent Comments**



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 26/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 4047 sqm approx



**378 Koroit Port Fairy Rd CROSSLEY 3283 (REI)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 16/05/2018  
**Rooms:** 4  
**Property Type:** House