

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

52 MCDONALD 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

\$79,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$277,500

Property type

House

Suburb

Murtoa

Period-from

01 Jul 2023

to

30 Jun 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

21 SOUTH STREET MINYIP VIC 3392	\$85,000	31-Aug-22
6 MARKET STREET MINYIP VIC 3392	\$85,000	22-Mar-24
46 CROMIE STREET RUPANYUP VIC 3388	\$55,000	28-Apr-23

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: 23 July 2024



21 SOUTH STREET MINYIP VIC 3392 Sold Price **\$85,000** Sold Date **31-Aug-22**

3 1 1

Distance **20.59km**



6 MARKET STREET MINYIP VIC 3392 Sold Price Sold Date **22-Mar-24**

3 1 1

Distance **20.48km**



46 CROMIE STREET RUPANYUP VIC 3388 Sold Price **\$55,000** Sold Date **28-Apr-23**

3 1 -

Distance **14.38km**

RS = Recent sale

UN = Undisclosed Sale

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