

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

323 MILLBROOK-EGERTON ROAD GORDON VIC 3345

Indicative selling price

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

Single Price

or range
between

\$849,000

&

\$889,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,950

Property type

House

Suburb

Gordon

Period-from

01 Aug 2022

to

31 Jul 2023

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

93 GREENES LANE GORDON VIC 3345	\$880,000	08-Jun-22
41 CORBETTS ROAD GORDON VIC 3345	\$862,000	14-Oct-22
1172 YENDON-EGERTON ROAD MOUNT EGERTON VIC 3352	\$890,000	04-Apr-22

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: 09 August 2023



93 GREENES LANE GORDON VIC 3345

3 2 2

Sold Price

\$880,000

Sold Date

08-Jun-22

Distance

0.9km



41 CORBETTS ROAD GORDON VIC 3345

3 2 2

Sold Price

\$862,000

Sold Date

14-Oct-22

Distance

2.83km



**1172 YENDON-EGERTON ROAD
MOUNT EGERTON VIC 3352**

5 2 -

Sold Price

\$890,000

Sold Date

04-Apr-22

Distance

4.04km

RS = Recent sale

UN = Undisclosed Sale

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