

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

261 OBERINS ROAD GOORNONG VIC 3557

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

\$745,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Other

Suburb

Goornong

Period-from

01 Jun 2022

to

31 May 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

44 GERBER COURT BAGSHOT VIC 3551	\$930,000	09-Sep-22
269 CANNY ROAD EPPALOCK VIC 3551	\$755,000	04-May-23
58 CAMPASPE ROAD FOSTERVILLE VIC 3557	\$870,000	26-Aug-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: 19 June 2023



44 GERBER COURT BAGSHOT VIC 3551

Sold Price

\$930,000

Sold Date **09-Sep-22**

 3  2  2

Distance **9.16km**



269 CANNY ROAD EPPALOCK VIC 3551

Sold Price

^{RS} **\$755,000**

Sold Date **04-May-23**

 3  2  2

Distance **21.33km**



58 CAMPASPE ROAD FOSTERVILLE VIC 3557

Sold Price

\$870,000

Sold Date **26-Aug-22**

 4  2  2

Distance **6.05km**

RS = Recent sale

UN = Undisclosed Sale

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