

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

277 DINGLEY DELL ROAD THORPDALE SOUTH VIC 3824

Indicative selling price

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

Single Price

\$875,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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
2710 STRZELECKI HIGHWAY MIRBOO NORTH VIC 3871	\$880,000	27-May-22
328 WEIRS ROAD NARRACAN VIC 3824	\$820,000	21-Apr-22
582 MCDONALDS TRACK COALVILLE VIC 3825	\$820,000	20-Dec-21

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: 22 June 2022



**2710 STRZELECKI HIGHWAY
MIRBOO NORTH VIC 3871**

4 2 3

Sold Price

^{RS} **\$880,000**

Sold Date

27-May-22

Distance

5.74km



**328 WEIRS ROAD NARRACAN VIC
3824**

3 1 1

Sold Price

^{RS} **\$820,000**

Sold Date

21-Apr-22

Distance

12.82km



**582 MCDONALDS TRACK
COALVILLE VIC 3825**

3 2 4

Sold Price

\$820,000

Sold Date

20-Dec-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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