Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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63 RONALD STREET ROBINVALE VIC 3549						
e see consumer.vi	c.gov.a	au/underquot	ing (*[Delete single pric	e or range	as applicable)
	,	or range between \$400,0		&	\$440,000	
Median sale price (*Delete house or unit as applicable)						
\$361,000	0 Property type			Other	Suburb	Robinvale
01 Feb 2022	to	31 Jan 2	Jan 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						
	plicable) \$361,000 01 Feb 2022 cales (*Delete Aproperties sold with the representative of the solution of th	e see consumer.vic.gov.e plicable) \$361,000 Pro 01 Feb 2022 to cales (*Delete A or B properties sold within five one) by the representative consideration of the properties of the properti	e see consumer.vic.gov.au/underquot or rang between plicable) \$361,000 Property type 01 Feb 2022 to 31 Jan 2 cales (*Delete A or B below as a properties sold within five kilometres on the representative considers to be more	e see consumer.vic.gov.au/underquoting (*E or range between plicable) \$361,000 Property type 01 Feb 2022 to 31 Jan 2023 cales (*Delete A or B below as application properties sold within five kilometres of the party representative considers to be most correction.	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$400,000 splicable) Plicable) 101 Feb 2022 to 31 Jan 2023 Source sales (*Delete A or B below as applicable) Properties sold within five kilometres of the property for sale in the representative considers to be most comparable to the price of the property for the pr	e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$400,000 & plicable) \$361,000 Property type Other Suburb 01 Feb 2022 to 31 Jan 2023 Source cales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the property for sale

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: 15 February 2023



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