

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 or
locality and postcode

574 Shinnicks Road, Katunga Vic 3640

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$365,000 & \$380,000

Median sale price

Median price \$232,500 Property Type House Suburb Katunga

Period - From 23/02/2020 to 22/02/2021 Source REIV

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

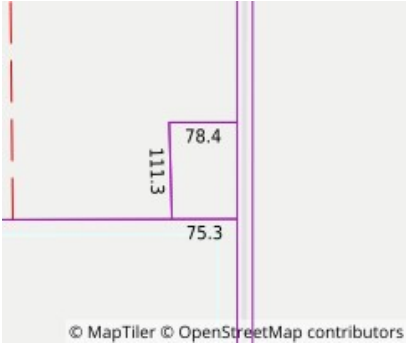
Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on: 23/02/2021 15:27

574 Shinnicks Road, Katunga Vic 3640



Property Type: Land
Land Size: 8468 sqm approx
Agent Comments

Indicative Selling Price
\$365,000 - \$380,000
Median House Price
23/02/2020 - 22/02/2021: \$232,500

Comparable Properties

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 eighteen months.

Account - Maurice McNamara & Co | P: 03 5862 1077 | F: 03 5862 2032