

# 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

75 Boylans Road, Cororooke Vic 3254

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$825,000

### Median sale price

Median price \$407,000

Property Type House

Suburb Cororooke

Period - From 09/12/2020

to 08/12/2021

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	75 Corunnun Rd COROROOKE 3254	\$598,800	21/09/2020
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:

09/12/2021 14:43



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
09/12/2020 - 08/12/2021: \$407,000

## Comparable Properties

**75 Corunnun Rd COROROOKE 3254 (VG)**

**Agent Comments**



**Price:** \$598,800  
**Method:** Sale  
**Date:** 21/09/2020  
**Property Type:** Mixed Farming/Grazing (without structural improvements)  
**Land Size:** 397900 sqm approx

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.