

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 19 BURCHELL CLOSE CORINELLA VIC 3984

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$ 259,999 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$160,000 *House ☒ *unit ☐ Suburb or locality CORINELLA

Period - From 01/10/2016 to 30/09/2017 Source Pricefinder

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
1 43 MOORINGS PLACE CORINELLA VIC 3984	\$185,000	16/10/2016
2 45 MOORINGS PLACE CORINELLA VIC 3984	\$ 199,000	28/08/2017
3 28 MOORINGS PLACE CORINELLA VIC 3984	\$169,000	22/07/2016

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.~~