Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	le
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Address	22 Aura Vale Road, Menzies Creek Vic 3159
Including suburb and	
postcode	

Indicative selling price

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

Range between \$7	720,000	&	\$790,000
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Median sale price

Median price \$680,000	Property Type House	Suburb Menzies Creek
Period - From 07/12/2019	to 06/12/2020	Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1 Naylors Rd EMERALD 3782	\$771,000	21/07/2020
2	3 Maskell St SELBY 3159	\$725,000	20/11/2020
3			

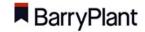
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/12/2020 14:12



Date of sale







Land Size: 2089.481 sqm approx

Agent Comments

Indicative Selling Price \$720,000 - \$790,000 **Median House Price** 07/12/2019 - 06/12/2020: \$680,000

No comparable sales within 2km of this property. 2 sales within 3km are similar.

Comparable Properties



1 Naylors Rd EMERALD 3782 (REI/VG)

-- 3



Price: \$771,000

Method: Sale by Tender Date: 21/07/2020

Rooms: 5

Property Type: House Land Size: 2770 sqm approx Agent Comments



3 Maskell St SELBY 3159 (REI)

--3



Price: \$725.000 Method: Private Sale Date: 20/11/2020 Property Type: House Land Size: 2170 sqm approx **Agent Comments**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 5968 4522



