

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Aura Vale Road, Menzies Creek Vic 3159

Indicative selling price

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

Range between \$720,000 & \$790,000

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 six 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	1 Naylor's 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



Property Type: House
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)

Agent Comments



Price: \$771,000
Method: Sale by Tender
Date: 21/07/2020
Rooms: 5
Property Type: House
Land Size: 2770 sqm approx



3 Maskell St SELBY 3159 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 20/11/2020
Property Type: House
Land Size: 2170 sqm approx

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.