

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

Lot 30 & 31 Maxwells Lane, Korong Vale

Indicative selling price

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

Single price

Lot 30 - \$85,000
Lot 31 - \$90,000
Both Lot 30 & 31 as one parcel - \$170,000

Median sale price

Median price \$ N/A Property type Land Suburb Korong Vale

Period - From to Source RPdata

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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
Lot 1 Eucy Road, Korong Vale	\$ 86,000	11.09.2020
Lot 80 Boort-Wedderburn Road, Korong Vale	\$70,000	11.09.2020
11B Boort-Wedderburn Road, Korong Vale	\$65,000	21.08.2020

This Statement of Information was prepared on: 13th November 2020