

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 and
postcode

STONES ROAD DEREEL VIC 3352

Indicative selling price

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

Single Price	or range between	\$225,000	&	\$250,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$270,000	Property type	Land	Suburb	Dereel
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Period-from	01 Aug 2022	to	31 Jul 2023	Source	Corelogic
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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
85 PROGRESS ROAD DEREEL VIC 3352	\$310,000	17-May-23
85 HARRISONS ROAD DEREEL VIC 3352	\$332,500	02-Jul-22
LOT 40 BLISS ROAD DEREEL VIC 3352	\$210,000	15-Feb-23

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.~~

This Statement of Information was prepared on: 07 August 2023