

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

1 MERIDIAN WAY NEWLANDS ARM VIC 3875

Indicative selling price

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

Single Price

\$1,195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Newlands Arm

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

26 HARRYS LANE EAGLE POINT VIC 3878	\$1,240,000	18-Feb-24
38 KORALEIGH VIEW NICHOLSON VIC 3882	\$900,000	30-Oct-24
226 WATTLE POINT ROAD FORGE CREEK VIC 3875	\$980,000	14-Dec-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: 09 December 2024

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**26 HARRYS LANE EAGLE POINT
VIC 3878**

 4  2  -

Sold Price **\$1,240,000** Sold Date **18-Feb-24**

Distance **4.08km**



**38 KORALEIGH VIEW NICHOLSON
VIC 3882**

 4  2  2

Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **30-Oct-24**

Distance **14.47km**



**226 WATTLE POINT ROAD FORGE
CREEK VIC 3875**

 3  2  1

Sold Price **\$980,000** Sold Date **14-Dec-23**

Distance **7.97km**

RS = Recent sale **UN** = Undisclosed Sale

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