

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

48 GEORGE STREET ROBINVALE VIC 3549

Indicative selling price

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

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Robinvale

Period-from

01 Jun 2023

to

31 May 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

46 GEORGE STREET ROBINVALE VIC 3549	\$490,000	06-Mar-24
21 CRAMP ROAD ROBINVALE VIC 3549	\$500,000	25-Jan-24
2 NULTY DRIVE ROBINVALE VIC 3549	\$525,000	09-May-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: 13 June 2024



**46 GEORGE STREET ROBINVALE
VIC 3549**

3 1 1

Sold Price

\$490,000

Sold Date **06-Mar-24**

Distance **0.02km**



**21 CRAMP ROAD ROBINVALE VIC
3549**

3 2 2

Sold Price

\$500,000

Sold Date **25-Jan-24**

Distance **2.26km**



**2 NULTY DRIVE ROBINVALE VIC
3549**

3 2 3

Sold Price

\$525,000

Sold Date **09-May-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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