

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 42 Twenty Second Street, Koorlong Vic 3501

Indicative selling price

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

range between \$440,000 & \$480,000

Median sale price

Median house price \$355,000

Suburb or
locality Koorlong, Vic 3501

Period - From Dec 2017 to Nov 2018

Source CoreLogic

Comparable property sales

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
1 3538 Benetook Avenue, Irymple Vic 3498	\$522,000	20/07/2018
2 43 Regina Avenue, Cabarita Vic 3505	\$462,000	02/08/2018
3 726-728 Etiwanda Avenue, Mildura	\$446,100	16/05/2018