# 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

3 JOSEPH STREET SALE VIC 3850

#### Indicative selling price

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

Single Price	\$470,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$417,500	Prope	erty type		House	Suburb	Sale
Period-from	01 Jun 2021	to	31 May 2	2022	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
19 HELEN CRESCENT SALE VIC 3850	\$485,000	17-Mar-22
30 COVERDALE DRIVE SALE VIC 3850	\$482,500	09-Mar-22
7 LEAHE CLOSE SALE VIC 3850	\$485,000	31-Jan-22

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: 10 June 2022



consumer.vic.gov.au



M 0417 007 336

E chaylock@wress.com.au



19 HELEN CRESCENT SALE VIC 3850

Sold Price

\$485,000 Sold Date 17-Mar-22

酉 3 🕒 1 ⇔ 6

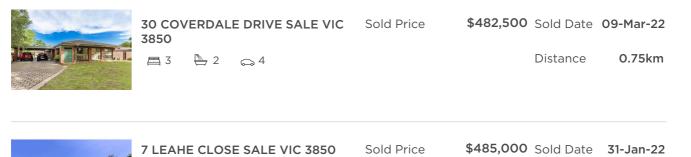
Distance 0.31km

Distance

0.36km

Notes from your agent

Updated kitchen, bathroom, large deck and shed





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

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.