

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

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

House

Suburb

Sale

Period-from

01 Jun 2021

to

31 May 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



19 HELEN CRESCENT SALE VIC 3850

3 1 6

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

Distance **0.31km**

Notes from your agent

Updated kitchen, bathroom, large deck and shed



30 COVERDALE DRIVE SALE VIC 3850

3 2 4

Sold Price **\$482,500** Sold Date **09-Mar-22**

Distance **0.75km**



7 LEAHE CLOSE SALE VIC 3850

3 2 2

Sold Price **\$485,000** Sold Date **31-Jan-22**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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