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	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



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19 HELEN CRESCENT SALE VIC 3850

Sold Price

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

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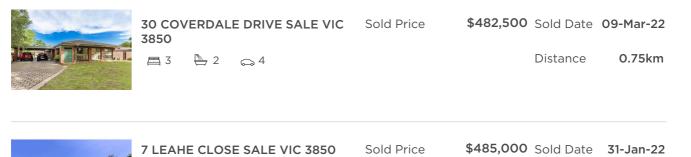
Distance 0.31km

Distance

0.36km

Notes from your agent

Updated kitchen, bathroom, large deck and shed





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

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