



South Coast Realty Aus PL ABN: 67 628 023 852 Agent No: 082891L T/A @realty  
Level 31/120 Collins Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 082891L

Member of REIV

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## 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 44 McRae Drive Dalyston Vic 3992

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$\* \_\_\_\_\_ or range between \$360,000 & \$365,000

#### Median sale price

Median price \$185,000 Property Type Vacant Land Suburb or Locality Dalyston

Period - From 01/07/2020 to 30/06/2021 Source Pricefinder

#### 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
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1 44 McRae Drive Dalyston Vic 3992	\$163,000	29/05/2020
2 36 McRae Drive Dalyston Vic 3992	\$199,000	12/01/2021
3 49 McRae Drive Dalyston Vic 3992	\$265,000	16/07/2021

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: 01/09/2021