

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 or locality and postcode 28 Molesworth Court, Gordon 3345

Indicative selling price

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

Single price \$* or range between \$760,000 & \$800,000

Median sale price

Median price \$637,500 Property type House Suburb Gordon

Period - From 01/07/2019 to 30/06/2020 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
68 Callaghans Lane, Gordon 3345	\$785,000	26/12/2019
21 Portland Flat Road, Gordon 3345	\$760,000	03/02/2020
54 Nolans Lane, Colbrook 3342	\$810,000	20/12/2019

This Statement of Information was prepared on: 24/09/2020