

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

21 RAY 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,000

Property type

House

Suburb

Sale

Period-from

01 Feb 2023

to

31 Jan 2024

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

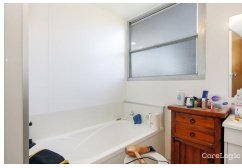
Date of sale

30 WEIR STREET SALE VIC 3850	\$275,000	15-Dec-22
6 PICTON COURT SALE VIC 3850	\$265,000	05-Sep-22
210 GUTHRIDGE PARADE SALE VIC 3850	\$260,000	23-Oct-23

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: 22 February 2024



30 WEIR STREET SALE VIC 3850

Sold Price

\$275,000

Sold Date

15-Dec-22

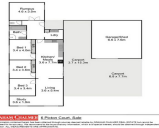
3

1

1

Distance

0.09km



6 PICTON COURT SALE VIC 3850

Sold Price

\$265,000

Sold Date

05-Sep-22

3

1

4

Distance

0.22km



210 GUTHRIDGE PARADE SALE VIC 3850

Sold Price

\$260,000

Sold Date

23-Oct-23

3

1

1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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