

## 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

11 KEMPTON GROVE METUNG VIC 3904

### 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

\$825,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Metung

Period-from

01 May 2024

to

30 Apr 2025

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

3 KINGSCOTE DRIVE METUNG VIC 3904	\$865,000	11-Oct-24
11 TRAVERS COURT METUNG VIC 3904	\$860,000	18-Nov-24
30 NEALS ROAD METUNG VIC 3904	\$840,000	06-Nov-24

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.~~

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**3 KINGSCOTE DRIVE METUNG VIC 3904**

Sold Price **\$865,000** Sold Date **11-Oct-24**

4 2 2

Distance **1.56km**

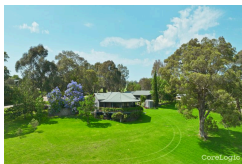


**11 TRAVERS COURT METUNG VIC 3904**

Sold Price **\$860,000** Sold Date **18-Nov-24**

4 2 2

Distance **2.2km**



**30 NEALS ROAD METUNG VIC 3904**

Sold Price **\$840,000** Sold Date **06-Nov-24**

3 2 8

Distance **3.11km**

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

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