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	12A BANOOL CLOSE METUNG VIC 3904						
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.au	ı/underquot	ing (*E	Delete single price	e or range	as applicable)
Single Price	\$120,000		or range between			&	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$215,000	Prop	operty type Land		Land	Suburb	Metung
Period-from	01 Oct 2024	to	30 Sep 2025 Source		Source	Cotality	
Comparable property sa A* These are the three pestate agent or agen Address of comparable pro	oroperties sold with the contractive of the contrac	hin five	kilometres (of the p	o roperty for sale	operty for s	
OR							1

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: 30 October 2025



В*

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
IIODGILV	Ullelea	101	Jaio

Address
Including suburb and postcode

12B BANOOL CLOSE METUNG VIC 3904

Indicative selling price

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

Single Price	\$520,000	or range between		&	
--------------	-----------	---	--	---	--

Median sale price

(*Delete house or unit as applicable)

Median Price	\$587,500	Prop	erty type House		Suburb	Metung	
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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
5 LAKE GROVE METUNG VIC 3904	\$525,000	26-Nov-24
86 STIRLING ROAD METUNG VIC 3904	\$520,000	04-Apr-25
125 KINGS COVE BOULEVARD METUNG VIC 3904	\$520,000	29-Aug-25

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: 30 October 2025





Al Orellana M 0414413625 E al@billwyndham.com.au



5 LAKE GROVE METUNG VIC 3904 Sold Price

\$525,000 Sold Date 26-Nov-24

Distance

1.26km

0.59km



86 STIRLING ROAD METUNG VIC

\$ 2

 \triangle 1

Sold Price

Sold Price

\$520,000 Sold Date 04-Apr-25

Distance



3904

₾ 1

₾ 1

₾ 1

= 2

= 2

2



125 KINGS COVE BOULEVARD **METUNG VIC 3904**

□ 1

Sold Date 29-Aug-25

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.