

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

25 LEIGHTON BAY DRIVE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Metung

Period-from

01 Jun 2023

to

31 May 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

18 LEIGHTON BAY DRIVE METUNG VIC 3904	\$660,000	15-Sep-22
11 NORMANS ROAD METUNG VIC 3904	\$620,000	13-May-24
85 STORTH RYES AVENUE METUNG VIC 3904	\$615,000	26-Sep-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: 24 June 2024

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**18 LEIGHTON BAY DRIVE METUNG
VIC 3904**

3 3 4

Sold Price

\$660,000

Sold Date

15-Sep-22

Distance

0.14km



**11 NORMANS ROAD METUNG VIC
3904**

3 1 2

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date

13-May-24

Distance

3.48km



**85 STORTH RYES AVENUE
METUNG VIC 3904**

3 2 2

Sold Price

\$615,000

Sold Date

26-Sep-23

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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