

## 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

37 NORTH STREET KOROIT VIC 3282

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Koroit

Period-from

01 Jun 2024

to

31 May 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 11 BOURKE AVENUE KOROIT VIC 3282 | \$465,000 | 01-Aug-24 |
| 1B CHURCH STREET KOROIT VIC 3282 | \$460,000 | 12-Apr-24 |
| 33 NORTH STREET KOROIT VIC 3282  | \$520,000 | 28-Mar-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.~~

This Statement of Information was prepared on: 26 June 2025



11 BOURKE AVENUE KOROIT VIC 3282

Sold Price

\$465,000

Sold Date

01-Aug-24

3

1

1

Distance

0.37km



1B CHURCH STREET KOROIT VIC 3282

Sold Price

\$460,000

Sold Date

12-Apr-24

2

1

1

Distance

0.2km



33 NORTH STREET KOROIT VIC 3282

Sold Price

\$520,000

Sold Date

28-Mar-24

3

2

4

Distance

0.03km

RS = Recent sale
 UN = Undisclosed Sale

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