

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

461 KOROIT-PORT FAIRY ROAD KOROIT VIC 3282

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Koroit

Period-from

01 Mar 2024

to

28 Feb 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

955 TOWER HILL ROAD ILLOWA VIC 3282	\$950,000	04-Oct-24
84 ANDERSONS ROAD TOWER HILL VIC 3283	\$1,008,000	13-Oct-23
116 KOROIT-WOOLSTHORPE ROAD KOROIT VIC 3282	\$1,050,000	20-Feb-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: 3 March 2025



**955 TOWER HILL ROAD ILLOWA
VIC 3282**

4 2 10

Sold Price

\$950,000

Sold Date

04-Oct-24

Distance

4.87km



**84 ANDERSONS ROAD TOWER
HILL VIC 3283**

4 2 2

Sold Price

\$1,008,000

Sold Date

13-Oct-23

Distance

3.27km



**116 KOROIT-WOOLSTHORPE ROAD
KOROIT VIC 3282**

4 2 6

Sold Price

\$1,050,000

Sold Date

20-Feb-24

Distance

3.91km

RS = Recent sale

UN = Undisclosed Sale

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