Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
LOT 4 HAYDENS HILL ROAD GORDON VIC 3345						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
		or range between		\$399,990	&	\$429,990
Median sale price (*Delete house or unit as applicable)						
\$630,000	Property type			Other	Suburb	Gordon
01 May 2024	to	30 Apr 2	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						
	pplicable) \$630,000 01 May 2024 sales (*Delete Are properties sold with ent's representative	LOT 4 HAYDENS H ce see consumer.vic.gov.e pplicable) \$630,000 Pro 01 May 2024 to sales (*Delete A or B properties sold within five ent's representative considerations.	ce see consumer.vic.gov.au/underquot or range between the second of the	ce see consumer.vic.gov.au/underquoting (*E or range between pplicable) \$630,000 Property type 01 May 2024 to 30 Apr 2025 sales (*Delete A or B below as applice properties sold within five kilometres of the ent's representative considers to be most corrections.	LOT 4 HAYDENS HILL ROAD GORDON VIC 3345 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$399,990 pplicable) \$630,000 Property type Other 01 May 2024 to 30 Apr 2025 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's representative considers to be most comparable to the price of the property for sale ent's price of the price of the price of the price of	LOT 4 HAYDENS HILL ROAD GORDON VIC 3345 ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$399,990 & pplicable) \$630,000 Property type Other Suburb 01 May 2024 to 30 Apr 2025 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last ant's representative considers to be most comparable to the property for sale in the last ant's representative considers to be most comparable to the property for sale in the last and the sale in the sale in the last and the sale in the sa

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: 21 May 2025



В*