

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

LOT 5 OBRIENS DRIVE MCINTYRE VIC 3472

Indicative selling price

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

Single Price

\$160,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

LONG BUSH ROAD MCINTYRE VIC 3472	\$142,000	04-Jul-24
LOT 12 MOLIAGUL DRIVE MOLIAGUL VIC 3472	\$180,000	27-Nov-24
329 QUERIPPEL LANE MCINTYRE VIC 3472	\$225,000	04-Jun-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.

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Real Estate

Elders Real Estate

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LONG BUSH ROAD MCINTYRE VIC 3472

Sold Price

\$142,000

Sold Date

04-Jul-24

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Distance

2.02km



**LOT 12 MOLIAGUL DRIVE
MOLIAGUL VIC 3472**

Sold Price

\$180,000

Sold Date

27-Nov-24

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Distance

3.68km



**329 QUERIPPEL LANE MCINTYRE
VIC 3472**

Sold Price

\$225,000

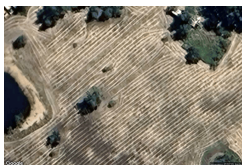
Sold Date

04-Jun-24

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Distance

1.15km



**LOT 13 LANGLEY LANE MCINTYRE
VIC 3472**

Sold Price

\$80,000

Sold Date

04-Dec-24

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Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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