

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

6 PLATEAU AVENUE 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

House

Suburb

Metung

Period-from

01 Sep 2021

to

31 Aug 2022

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

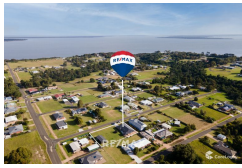
Date of sale

6 PLOVER GROVE METUNG VIC 3904	\$745,000	07-Jul-22
8 LEIGHTON BAY DRIVE METUNG VIC 3904	\$760,000	10-May-22
147 KINGS COVE BOULEVARD METUNG VIC 3904	\$840,000	18-Feb-22

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: 29 September 2022

**6 PLOVER GROVE METUNG VIC 3904**3  2  4 

Sold Price

\$745,000

Sold Date

07-Jul-22

Distance

0.46km**8 LEIGHTON BAY DRIVE METUNG VIC 3904**3  2  3 

Sold Price

\$760,000

Sold Date

10-May-22

Distance

1.17km**147 KINGS COVE BOULEVARD METUNG VIC 3904**4  2  2 

Sold Price

\$840,000

Sold Date

18-Feb-22

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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