Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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23/44-48 METUNG ROAD METUNG VIC 3904						
ce see consumer.vio	c.gov.aı	u/underquoti	ng (*D	elete single pric	e or range	as applicable)
\$855,000	**** IIIII		O		&	
Median sale price (*Delete house or unit as applicable)						
\$441,750	Property type			Unit	Suburb	Metung
01 Aug 2022	to	to 31 Jul 2023		Source	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						
	\$855,000 \$855,000 pplicable) \$441,750 01 Aug 2022 sales (*Delete Augresseld with only representative of the constraint of the constra	23/44-48 METUNG R se see consumer.vic.gov.au \$855,000 pplicable) \$441,750 Prop 101 Aug 2022 to sales (*Delete A or B is properties sold within five only representative considerative considerati	23/44-48 METUNG ROAD MET see see consumer.vic.gov.au/underquoti \$855,000 or rang between splicable) \$441,750 Property type 01 Aug 2022 to 31 Jul 20 sales (*Delete A or B below as a properties sold within five kilometres of ont's representative considers to be most	23/44-48 METUNG ROAD METUNG the see consumer.vic.gov.au/underquoting (*D \$855,000 or range between poplicable) \$441,750 Property type 01 Aug 2022 to 31 Jul 2023 sales (*Delete A or B below as application properties sold within five kilometres of the poperties representative considers to be most comparison.	23/44-48 METUNG ROAD METUNG VIC 3904 be see consumer.vic.gov.au/underquoting (*Delete single price \$855,000 or range between poplicable) \$441,750 Property type Unit 01 Aug 2022 to 31 Jul 2023 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale of	23/44-48 METUNG ROAD METUNG VIC 3904 the see consumer.vic.gov.au/underquoting (*Delete single price or range \$855,000 or range between

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: 25 August 2023



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