

# 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 or  
locality and postcode

13 Stone Pine Court, Connewarre Vic 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,058,750 Property Type House Suburb Connewarre

Period - From 29/04/2023 to 28/04/2024 Source REIV

### 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
1	6-8 Stone Pine Ct CONNEWARRE 3227	\$2,300,000	16/12/2023
2	3 Stone Pine Ct CONNEWARRE 3227	\$2,250,000	06/08/2023
3	44-46 Samphire Dr CONNEWARRE 3227	\$1,950,000	13/03/2024

**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:

29/04/2024 11:06



**Property Type:** Land  
**Land Size:** 819 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
29/04/2023 - 28/04/2024: \$2,058,750

## Comparable Properties



**6-8 Stone Pine Ct CONNEWARRE 3227 (REI)** **Agent Comments**



**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 16/12/2023  
**Property Type:** House  
**Land Size:** 1296 sqm approx



**3 Stone Pine Ct CONNEWARRE 3227 (REI/VG)** **Agent Comments**



**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 06/08/2023  
**Property Type:** House  
**Land Size:** 1347 sqm approx



**44-46 Samphire Dr CONNEWARRE 3227 (REI)** **Agent Comments**



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 13/03/2024  
**Property Type:** House  
**Land Size:** 1065 sqm approx

**Account - Jellis Craig Barwon Heads**