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

16 CHRISTIE COURT SALE VIC 3850

Indicative selling price

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

Single Price	\$335,000	or range between	&	
n solo prico				

Median sale price

(*Delete house or unit as applicable)

Median Price	\$475,000	Prope	erty type		House	Suburb	Sale
Period-from	01 Apr 2023	to	31 Mar 2	2024	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
9 CHRISTIE COURT SALE VIC 3850	\$330,000	18-Aug-23
17 TRELOAR STREET SALE VIC 3850	\$332,500	09-Feb-23
9 TRELOAR STREET SALE VIC 3850	\$335,000	27-Mar-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.

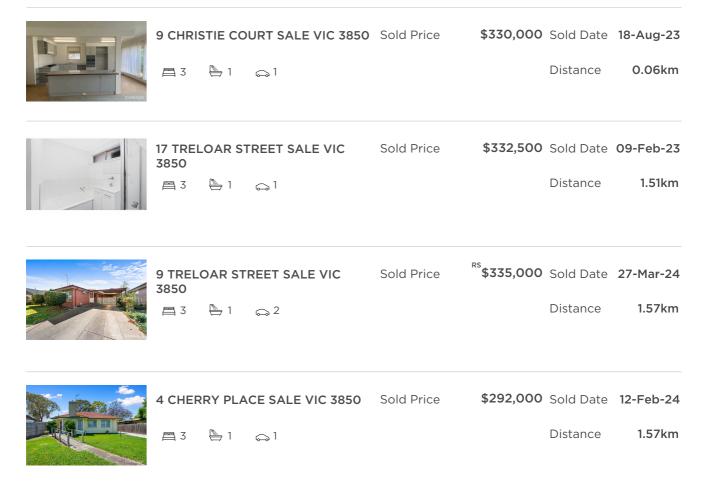
This Statement of Information was prepared on: 26 April 2024



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RS = Recent sale UN = Undisclosed Sale

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