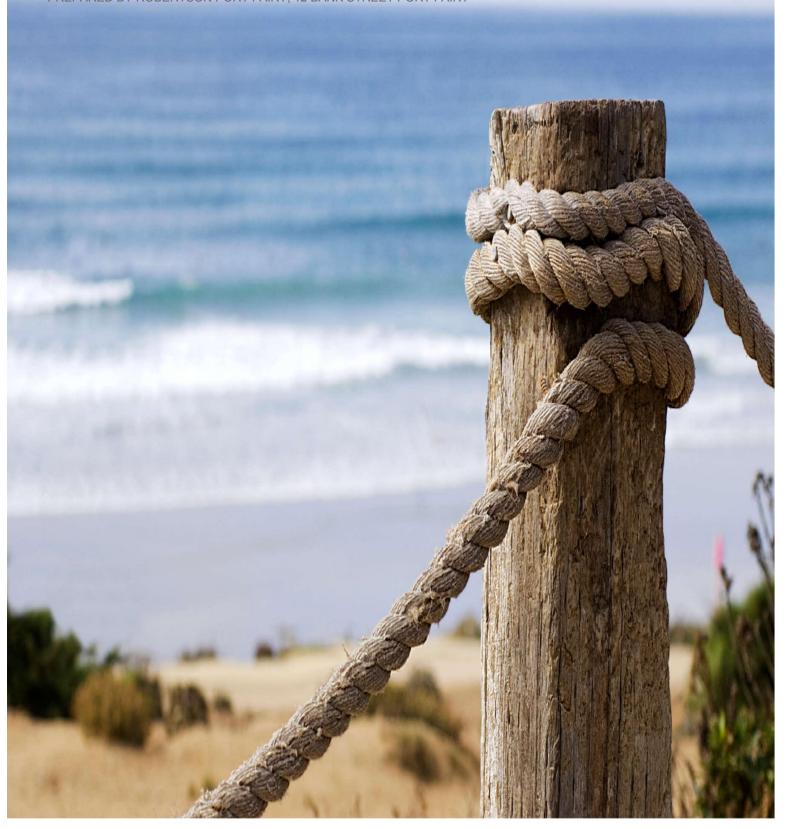
STATEMENT OF INFORMATION

212 COMMERCIAL ROAD, KOROIT, VIC 3282

PREPARED BY ROBERTSON PORT FAIRY, 12 BANK STREET PORT FAIRY





Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	212 COMMERCIAL ROAD, KOROIT, VIC 3282
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Indicative selling price

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Single Price:	\$525,000
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Median sale price

Median price	\$563,500	Property type		Suburb	KOROIT
Period	01 April 2023 to 31 March 2024		Source	ı	oricefinder

Comparable property sales

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
7 HIGH ST, KOROIT, VIC 3282	\$520,000	09/01/2024
189 COMMERCIAL RD, KOROIT, VIC 3282	\$525,000	13/01/2023
10 ANZAC AVE, KOROIT, VIC 3282	\$520,000	12/10/2023

This Statement of Information was prepared on:

08/04/2024

