

# 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 33 Burtonwood Court, Neerim South Vic 3831  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$350,000 & \$380,000

### Median sale price

Median price \$300,000 Property Type Vacant land Suburb Neerim South

Period - From 27/05/2023 to 26/05/2024 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 eighteen 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	5 Burtonwood Ct NEERIM SOUTH 3831	\$320,000	28/03/2023
2	Main Neerim Rd NEERIM SOUTH 3831	\$300,000	16/10/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 27/05/2024 13:04

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**Indicative Selling Price**

\$350,000 - \$380,000

**Median Land Price**

27/05/2023 - 26/05/2024: \$300,000



**Property Type:** Land  
**Land Size:** 1148 sqm approx  
**Agent Comments**

## Comparable Properties

**5 Burtonwood Ct NEERIM SOUTH 3831 (VG)** Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 28/03/2023  
**Property Type:** Land  
**Land Size:** 1535 sqm approx

**Main Neerim Rd NEERIM SOUTH 3831 (VG)** Agent Comments



**Price:** \$300,000  
**Method:** Sale  
**Date:** 16/10/2023  
**Property Type:** Land  
**Land Size:** 1627 sqm approx

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 eighteen months.

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