

## 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

35 RONALD STREET ROBINVALE VIC 3549

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Robinvale

Period-from

01 Jun 2023

to

31 May 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

65 RONALD STREET ROBINVALE VIC 3549	\$460,000	14-Jun-24
46 GEORGE STREET ROBINVALE VIC 3549	\$490,000	06-Mar-24
21 CRAMP ROAD ROBINVALE VIC 3549	\$500,000	25-Jan-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: 19 June 2024



**65 RONALD STREET ROBINVALE  
VIC 3549**

3 2 2

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**14-Jun-24**

Distance

**0.42km**



**46 GEORGE STREET ROBINVALE  
VIC 3549**

3 1 1

Sold Price

**\$490,000**

Sold Date

**06-Mar-24**

Distance

**0.54km**



**21 CRAMP ROAD ROBINVALE VIC  
3549**

3 2 2

Sold Price

**\$500,000**

Sold Date

**25-Jan-24**

Distance

**1.94km**

RS = Recent sale

UN = Undisclosed Sale

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