

# 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 4336 Murray Valley Highway, Robinvale VIC 3549

### Indicative selling price

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

range between \$530,000 & \$580,000

### Median sale price

Median price \$300,000 Property type House Suburb Robinvale

Period - From 1 Aug 2022 to 31 Jul 2023 Source Corelogic

### 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
1 2 Nulty Drive, Robinvale VIC 3549	\$525,000	09/05/2023
2 3 Nulty Drive, Robinvale VIC 3549	\$480,000	03/11/2022
3 4 Wilson Court, Robinvale VIC 3549	\$498,500	30/08/2022

This Statement of Information was prepared on: 24 August 2023