

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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
1	5/304 Clarendon St SOLDIERS HILL 3350	\$340,000	03/11/2023
2	3/304 Clarendon St SOLDIERS HILL 3350	\$330,000	15/08/2023
3	3/3 Webbcona Pde WENDOUREE 3355	\$310,000	30/01/2023

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:



Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000
Median Unit Price
15/02/2023 - 14/02/2024: \$425,000

Comparable Properties



5/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 03/11/2023
Rooms: 4
Property Type: Apartment



3/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 15/08/2023
Property Type: Flat
Land Size: 200 sqm approx



3/3 Webbcona Pde WENDOUREE 3355 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 30/01/2023
Property Type: Unit