

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

90 REYNOLDS ROAD METUNG VIC 3904

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Metung

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

285 TAMBO UPPER ROAD SWAN REACH VIC 3903	\$777,500	23-Apr-24
120 REYNOLDS ROAD METUNG VIC 3904	\$799,000	26-Jul-23
15 BYLANDS COURT SWAN REACH VIC 3903	\$700,000	31-Oct-23

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: 28 June 2024

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285 TAMBO UPPER ROAD SWAN REACH VIC 3903

Sold Price ^{RS} **\$777,500** ^{UN} Sold Date **23-Apr-24**

4 2 6

Distance **5.82km**



120 REYNOLDS ROAD METUNG VIC 3904

Sold Price **\$799,000** Sold Date **26-Jul-23**

3 1 2

Distance **0.2km**



15 BYLANDS COURT SWAN REACH VIC 3903

Sold Price **\$700,000** Sold Date **31-Oct-23**

2 2 -

Distance **3.95km**

RS = Recent sale **UN** = Undisclosed Sale

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