

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

124A STIRLING 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

\$279,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$255,000

Property type

Land

Suburb

Metung

Period-from

01 Jul 2022

to

30 Jun 2023

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

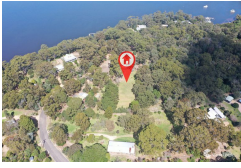
Date of sale

8A BAYVIEW COURT METUNG VIC 3904	\$465,000	18-May-22
62A GILSENANS DRIVE METUNG VIC 3904	\$475,000	20-Apr-22
35 MOORHOUSE STREET METUNG VIC 3904	\$325,000	27-Sep-21

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: 22 July 2023



8A BAYVIEW COURT METUNG VIC 3904

Sold Price

\$465,000

Sold Date

18-May-22

 3  2  -

Distance

1.08km



62A GILSENANS DRIVE METUNG VIC 3904

Sold Price

\$475,000

Sold Date

20-Apr-22

 -  -  -

Distance

0.71km



35 MOORHOUSE STREET METUNG VIC 3904

Sold Price

\$325,000

Sold Date

27-Sep-21

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Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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