

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

42 Horne Street, Koroit Vic 3282

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$337,500 House Unit Suburb or locality Koroit

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 eighteen 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 Spring St KOROIT 3282	\$380,000	26/04/2018
2	8 Laffan Ct KOROIT 3282	\$369,000	29/03/2018
3	17 Anne St KOROIT 3282	\$300,000	02/08/2017

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 eighteen months.~~



Rooms:
Property Type: House (Res)
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price
\$349,000
Median House Price
Year ending June 2018: \$337,500

Comparable Properties

2 Spring St KOROIT 3282 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 26/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 1106 sqm approx



8 Laffan Ct KOROIT 3282 (VG)

Agent Comments



Price: \$369,000
Method: Sale
Date: 29/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 728 sqm approx

17 Anne St KOROIT 3282 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 02/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 1290 sqm approx