

## 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

14 Ogradys Lane, Koroit Vic 3282

#### Indicative selling price

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

Single price \$399,000

#### Median sale price

Median price \$315,000 House  Unit  Suburb or locality Koroit

Period - From 01/04/2017 to 31/03/2018 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	27 Stauntons La KOROIT 3282	\$420,000	17/12/2016
2	284 Penshurst Warrnambool Rd KOROIT 3282	\$415,000	18/05/2017
3	674 Princes Hwy ILLOWA 3282	\$375,000	14/12/2017

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.~~

14 Ogradys Lane, Koroit Vic 3282



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 20200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$399,000  
**Median House Price**  
Year ending March 2018: \$315,000

## Comparable Properties

27 Stauntons La KOROIT 3282 (VG)

Agent Comments



**Price:** \$420,000  
**Method:** Sale  
**Date:** 17/12/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20200 sqm approx

284 Penshurst Warrnambool Rd KOROIT 3282 (VG)

Agent Comments



**Price:** \$415,000  
**Method:** Sale  
**Date:** 18/05/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 17900 sqm approx

674 Princes Hwy ILLOWA 3282 (VG)

Agent Comments



**Price:** \$375,000  
**Method:** Sale  
**Date:** 14/12/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20100 sqm approx