

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 JULIA COURT, PYALONG, VIC 3521

Indicative selling price

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

Single price

\$1,270,000

or range between

&

Median sale price

Median price

Property Type

House

Suburb

PYALONG, VIC 3521

Period - From

01/25

to

12/25

Source

Cotality

Comparable property sales

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
10 JULIA COURT PYALONG VIC 3521	\$915,000	06/02/25
3830 NORTHERN HIGHWAY PYALONG VIC 3521	\$1,160,000	06/01/25
ENTER AN ADDRESS		

This Statement of Information was prepared on:

1/12/2025