

## 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

1/25-27 RESERVE ROAD METUNG VIC 3904

### Indicative selling price

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

Single Price

\$1,350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Metung

Period-from

01 Jun 2021

to

31 May 2022

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

14 LAWRENCE COURT METUNG VIC 3904	\$1,450,000	15-Feb-22
9 SEAVIEW PARADE KALIMNA VIC 3909	\$1,250,000	29-Jul-21
10 THE TERRACE METUNG VIC 3904	\$1,250,000	26-Mar-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: 27 June 2022


**14 LAWRENCE COURT METUNG  
VIC 3904**
 4  3  3

Sold Price

**\$1,450,000**

Sold Date

**15-Feb-22**

Distance

**0.19km**

**9 SEAVIEW PARADE KALIMNA VIC  
3909**
 4  3  4

Sold Price

**\$1,250,000**

Sold Date

**29-Jul-21**

Distance

-


**10 THE TERRACE METUNG VIC  
3904**
 3  2  6

Sold Price

Sold Date

**26-Mar-21**

Distance

-


**4 HOWLETTS LANDING ROAD  
METUNG VIC 3904**
 4  2  2

Sold Price

**\$1,076,500**

Sold Date

**14-Sep-21**

Distance

**4.77km**

**11 STORTH RYES AVENUE METUNG  
VIC 3904**
 3  2  3

Sold Price

**\$1,055,000**

Sold Date

**23-Oct-21**

Distance

-


**57 SWAN REACH ROAD SWAN  
REACH VIC 3903**
 2  1  1

Sold Price

- Sold Date

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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**57A SWAN REACH ROAD SWAN REACH VIC 3903**

🛏️ 13 🚿 - 🚗 -

 Sold Price **\$1,150,000** Sold Date **27-May-21**

Distance -


**25 TEA TREE LANE RAYMOND ISLAND VIC 3880**

🛏️ 5 🚿 2 🚗 -

 Sold Price **\$1,370,000** Sold Date **05-Nov-21**

Distance -


**73 METUNG ROAD METUNG VIC 3904**

🛏️ 2 🚿 1 🚗 4

 Sold Price **\$1,060,000** Sold Date **02-Dec-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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