

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

LOTS 1 & 2, 8 HAMILTON STREET, CORINELLA, 3984

Indicative selling price

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

Single price or range between \$420,000 & \$450,000

Median sale price

Median price \$ 346,000 Property type LAND Suburb CORINELLA

Period - From 1 NOV 2022 to 31 OCT 2023 Source Realestate.com.au

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
25 Wetherall Drive, Corinella, 3984	\$420,000	19/05/2023
1 Dawson Court, Corinella, 3984	\$335,000	18/10/2023
Lot 9, 74 Cuthbert Street, Corinella, 3984	\$650,000	18/09/2023

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: 14 NOVEMBER, 2023