

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

LOT 18 CLUTTERBUCKS ROAD EDENHOPE VIC 3318

Indicative selling price

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

Single Price \$80,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$267,500 Property type Farm Suburb Edenhope
Period-from 01 Aug 2023 to 31 Jul 2024 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
LOT 26 PATRICIAS ROAD EDENHOPE VIC 3318	\$120,000	24-Jan-24
LOT 1 SCRUBBY LAKE ROAD EDENHOPE VIC 3318	\$85,000	27-Jul-23

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: 29 August 2024



**LOT 26 PATRICIAS ROAD
EDENHOPE VIC 3318**

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Sold Price

\$120,000 Sold Date **24-Jan-24**

Distance **0.63km**



**LOT 1 SCRUBBY LAKE ROAD
EDENHOPE VIC 3318**

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Sold Price

\$85,000 Sold Date **27-Jul-23**

Distance **1.66km**

RS = Recent sale **UN** = Undisclosed Sale

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