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: 21 LEONORA STREET ROBINVALE VIC 3549

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 $370,000 & $407,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $310,000 | Property type: House | Suburb: Robinvale

Period-from: 01 Nov 2022 to: 31 Oct 2023 | 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
15 LEONORA STREET ROBINVALE VIC 3549	$435,000	17-Jul-23
61 GEORGE STREET ROBINVALE VIC 3549	$385,000	12-Dec-22
9 WATKIN STREET ROBINVALE VIC 3549	$375,000	02-Aug-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: 27 November 2023