Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	29 School Road Menzies Creek VIC 3159

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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Menzies Creek
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Berrys Road Emerald VIC 3782	$590,000	25-Mar-21
210 Emerald-Monbulk Road Monbulk VIC 3793	$650,000	16-Mar-21
27 Broadway Belgrave VIC 3160	$570,000	20-Feb-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 July 2021

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5 Berrys Road Emerald VIC 3782

3 2 2

Sold Price **$590,000** Sold Date **25-Mar-21**

Distance **3.6km**

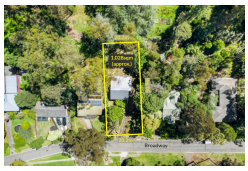


210 Emerald-Monbulk Road Monbulk VIC 3793

3 1 2

Sold Price **$650,000** Sold Date **16-Mar-21**

Distance **4.35km**



27 Broadway Belgrave VIC 3160

2 1 -

Sold Price **$570,000** Sold Date **20-Feb-21**

Distance **4.44km**

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

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