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	CA 4, Valley Road, Mia Mia, VIC, 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	or range between	$320,000	&	$350,000

Median sale price

Median price	$625,000	Property type	House	Suburb	Mia Mia
Period - From	Oct 20	to	Sept 21	Source	Pricefinder.com.au

Comparable property sales

These are the two 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
20 Matheson Road, Mia Mia	$232,000	12/11/2021
Lot 1, Heathcote-Redesdale Road, Mia Mia	$315,000	18/11/2021

This Statement of Information was prepared on: 15th December 2021