

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 45 Barry Street, Birregurra Vic 3242.

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 \$540,000 & \$590,000

Median sale price

Median price \$655,000 Property type House Suburb Birregurra Vic 3242

Period - From 15/9/2022 to 18/4/2023 Source Real Estate.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
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1 78 Strachan Street, Birregurra Vic 3242.	\$825,000	15/9/2022
2 32 Murrell Street, Birregurra Vic 3242.	\$860,000	9/2/2023
3 23A Roadknight Street, Birregurra Vic	\$850,000	18/4/2023

This Statement of Information was prepared on: 1/10/2023.