# 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

22 Anniversary Drive, Robinvale Vic 3549

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$490,000		&		\$539,000			
Median sale p	rice							
Median price	\$367,500	Pro	operty Type	Hou	se		Suburb	Robinvale
Period - From	20/04/2021	to	19/04/2022		So	urce	REIV	

## 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.

Ado	dress of comparable property	Price	Date of sale
1	20 Lawrence Rd ROBINVALE 3549	\$692,000	23/08/2021
2	12 Hunt Dr ROBINVALE 3549	\$612,500	20/07/2021
3	6 Nulty Dr ROBINVALE 3549	\$460,000	29/11/2021

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:

20/04/2022 09:39



22 Anniversary Drive, Robinvale Vic 3549



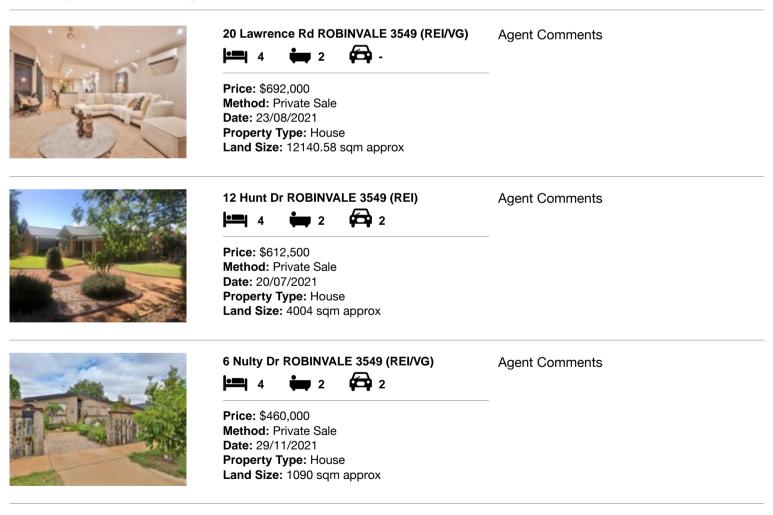
ANNIVERSARY DR.



**Property Type:** Land **Land Size:** 1034 sqm approx Agent Comments 03 5023 1400 0409 331 166 paulmodica@bigpond.com

Indicative Selling Price \$490,000 - \$539,000 Median House Price 20/04/2021 - 19/04/2022: \$367,500

# **Comparable Properties**



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