

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$539,000

### Median sale price

Median price \$367,500 Property Type House Suburb Robinvale

Period - From 20/04/2021 to 19/04/2022 Source 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.

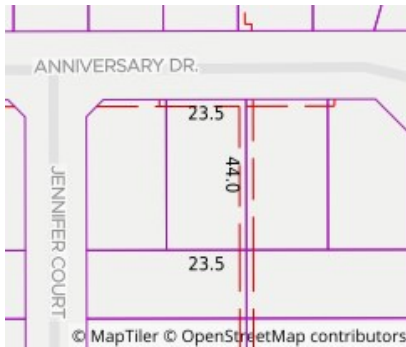
	Address of comparable property	Price	Date of sale
1	20 Lawrence Rd ROBINVALE 3549	\$692,000	23/08/2021
2	12 Hunt Dr ROBINVALE 3549	\$612,500	20/07/2021
3	6 Nulty Dr ROBINVALE 3549	\$460,000	29/11/2021

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



**Property Type:** Land  
**Land Size:** 1034 sqm approx  
**Agent Comments**

## Comparable Properties



**20 Lawrence Rd ROBINVALE 3549 (REI/VG)**

**Agent Comments**



**Price:** \$692,000  
**Method:** Private Sale  
**Date:** 23/08/2021  
**Property Type:** House  
**Land Size:** 12140.58 sqm approx



**12 Hunt Dr ROBINVALE 3549 (REI)**

**Agent Comments**



**Price:** \$612,500  
**Method:** Private Sale  
**Date:** 20/07/2021  
**Property Type:** House  
**Land Size:** 4004 sqm approx



**6 Nulty Dr ROBINVALE 3549 (REI/VG)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 29/11/2021  
**Property Type:** House  
**Land Size:** 1090 sqm approx