

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

194 BERRYS ROAD, GORAE, VIC 3305

Indicative selling price

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

Single Price:

\$175,000

Median sale price

Median price

\$110,000

House

Unit


Suburb

GORAE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
BERRYS RD, GORAE, VIC 3305	\$110,000	10/01/2018
18 WILKENS LANE, BOLWARRA, VIC 3305	*\$150,000	03/04/2018
PRINCES HWY, BOLWARRA, VIC 3305	\$130,000	25/08/2017