

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

43 Walkers Lane, Mount Egerton Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$590,000.00

Median sale price

Median price

\$600,000.00

Property type

House

Suburb

Mount Egerton Vic 3352

Period - From

Dec 22

to

Jan 23

Source

www.realestate.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
1. 47 Church Street, Mount Egerton Vic 3352	\$600,000.00	Sept 2022
2. 4 Blackhorse Lane, Mount Egerton Vic 3352	\$690,000.00	July 2022
3. 29 Walkers Lane, Mount Egerton Vic 3352	\$615,000.00	Jan 2023

This Statement of Information was prepared on: 09/01/2023