

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

1 Gladman Court, Koroit Vic 3282

Indicative selling price

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

Single price \$329,900

Median sale price

Median price

House

Unit

Suburb or locality

Period - From

to

Source

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 eighteen 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	19 High St KOROIT 3282	\$325,000	14/12/2016
2	16 Black St KOROIT 3282	\$320,000	01/05/2017
3	9 Horne St KOROIT 3282	\$310,000	09/12/2016

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 eighteen months.~~

1 Gladman Court, Koroit Vic 3282



3 - -

Indicative Selling Price
\$329,900

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1104 sqm approx
[Agent Comments](#)

Comparable Properties

19 High St KOROIT 3282 (VG)

[Agent Comments](#)

4 - -

Price: \$325,000
Method: Sale
Date: 14/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 1086 sqm approx

16 Black St KOROIT 3282 (VG)

[Agent Comments](#)

3 - -

Price: \$320,000
Method: Sale
Date: 01/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 1012 sqm approx

9 Horne St KOROIT 3282 (VG)

[Agent Comments](#)

3 - -

Price: \$310,000
Method: Sale
Date: 09/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 660 sqm approx