

3/6 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

40 Koala Drive, Newham, 3442

Indicative selling price

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

\$3,950,000

or range between

&

Median sale price

Median price

\$1,025,000

Property type

House

Suburb

Woodend

Period - From

June 2023

to

July 2024

Source

Pricefinder.com.au

Comparable property sales

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: 27th July 2024