



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

490 WORMBETE STATION ROAD, GHERANG

Indicative selling price

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

Price Range

\$2,200,000 - \$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,390,000

*House

X

*Unit

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Suburb
or locality

GHERANG

Period - From

07/12/2020

to

06/12/2021

Source

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	575 WORMBETE STATION RD, GHERANG	\$1,941,000	26/10/2021
2	75 ROCHFORTS RD, GHERANG	\$1,862,000	30/09/2021
3	560 WORMBETE STATION RD, GHERANG	\$1,430,000	17/09/2021

This Statement of Information was prepared on 23 December 2021