

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

7 WETHERALL DRIVE, CORINELLA 3984

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$405,000

Property type

VACANT LAND

Suburb

CORINELLA

Period - From

03/05/2022

to

03/11/2022

Source

PRICEFINDER

Comparable property sales

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

Address of comparable property	Price	Date of sale
1 LOT 4 SEABLISS 74 CUTHBERT STREET, CORINELLA 3984	\$700,000	02/11/2022
2 11 NOUVEL CRESCENT, CORINELLA 3984	\$405,000	24/06/2022
3 37 MOORINGS PLACE, CORINELLA 3984	\$395,000	02/07/2022

This Statement of Information was prepared on:

03/11/2022
