

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 and
postcode

3 WATTLE RISE METUNG VIC 3904

Indicative selling price

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

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Metung

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

17 DAVID ROAD METUNG VIC 3904	\$1,650,000	27-Aug-24
42 LAKESHORE DRIVE NUNGURNER VIC 3909	\$1,255,000	04-Dec-24
37 ARCHIBALD DRIVE METUNG VIC 3904	\$2,260,000	14-Mar-24

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 18 months.~~

This Statement of Information was prepared on: 20 May 2025

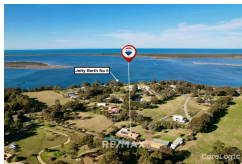
Mark Ashley
P 0351532929
M 0409001987
E mark.ashley@obre.com.au



17 DAVID ROAD METUNG VIC 3904 Sold Price **\$1,650,000** Sold Date **27-Aug-24**

 3  3  6

Distance **1.71km**



**42 LAKESHORE DRIVE
NUNGURNER VIC 3909**

Sold Price **\$1,255,000** Sold Date **04-Dec-24**

 4  2  4

Distance **2.02km**



**37 ARCHIBALD DRIVE METUNG
VIC 3904**

Sold Price **\$2,260,000** Sold Date **14-Mar-24**

 2  2  2

Distance **2.48km**

RS = Recent sale **UN** = Undisclosed Sale

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