

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

7 PLATEAU AVENUE 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

\$233,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$209,875

Property type

Land

Suburb

Metung

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

142 KINGS COVE BOULEVARD METUNG VIC 3904	\$215,000	18-May-25
8 TUDGEY CLOSE METUNG VIC 3904	\$199,750	23-Apr-25
18 GRASSBY RISE METUNG VIC 3904	\$225,000	07-May-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: 11 September 2025

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142 KINGS COVE BOULEVARD
METUNG VIC 3904

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Sold Price \$215,000 Sold Date 18-May-25

Distance 0.2km



8 TUDGEY CLOSE METUNG VIC
3904

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Sold Price \$199,750 Sold Date 23-Apr-25

Distance 0.27km



18 GRASSBY RISE METUNG VIC
3904

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Sold Price \$225,000 Sold Date 07-May-24

Distance 0.29km

RS = Recent sale UN = Undisclosed Sale

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