

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

1008 Mission Hill Road, Baynton East

Indicative selling price

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

or range between \$640,000 & \$680,000

Median sale price

Median price \$1,080,000 Property type HOUSE Suburb Baynton East

Period - From March 2024 to April 2025 Source Corelogic.com.au

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
1. 8 Wason Court, Tooborac	\$605,000	25 th June 2024
2. 8 Bridge Street, Pyalong	\$650,000	8 th Nov 2024
3. 39 Clarke Street, Redesdale	\$650,000	18 th Jan 2024

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: 2nd June 2025