

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 MAGPIE 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

\$218,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

House

Suburb

Metung

Period-from

01 Dec 2024

to

30 Nov 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

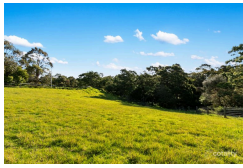
Date of sale

20 PLOVER GROVE METUNG VIC 3904	\$220,000	21-Jan-25
5 RUTH STREET METUNG VIC 3904	\$235,000	28-Apr-25
142 KINGS COVE BOULEVARD METUNG VIC 3904	\$215,000	18-May-25

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: 17 December 2025


20 PLOVER GROVE METUNG VIC 3904

Sold Price

\$220,000

Sold Date

21-Jan-25
 -
  -
  -

Distance

0.33km

5 RUTH STREET METUNG VIC 3904

Sold Price

\$235,000

Sold Date

28-Apr-25
 -
  -
  -

Distance

0.53km

142 KINGS COVE BOULEVARD METUNG VIC 3904

Sold Price

\$215,000

Sold Date

18-May-25
 -
  -
  -

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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