

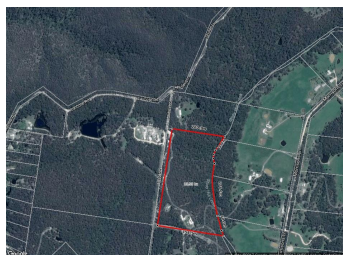
STATEMENT OF INFORMATION

21 NOLAN LANE, GREENDALE, VIC 3341

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**21 NOLAN LANE, GREENDALE, VIC 3341**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$850,000 to \$870,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE

**GREENDALE, VIC, 3341****Suburb Median Sale Price (House)****\$537,500**

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**150 LA COTE RD, GREENDALE, VIC 3341**

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Sale Price**\$930,000**

Sale Date: 20/02/2017

Distance from Property: 975m

**108 HASTINGS RD, GREENDALE, VIC 3341**

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Sale Price**\$690,000**

Sale Date: 29/08/2017

Distance from Property: 1.4km

**138 LA COTE RD, GREENDALE, VIC 3341**

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Sale Price**\$520,000**

Sale Date: 17/05/2017

Distance from Property: 1km



This report has been compiled on 04/12/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 NOLAN LANE, GREENDALE, VIC 3341

Indicative selling price

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

Price Range:

\$850,000 to \$870,000

Median sale price

Median price

\$537,500

House

X

Unit


Suburb

GREENDALE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
150 LA COTE RD, GREENDALE, VIC 3341	\$930,000	20/02/2017
108 HASTINGS RD, GREENDALE, VIC 3341	\$690,000	29/08/2017
138 LA COTE RD, GREENDALE, VIC 3341	\$520,000	17/05/2017