



**first
national**
REAL ESTATE

We put you first

Statement of Information

15 HAYES STREET, IRONBARK, VIC 3550

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



**first
national**
REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 HAYES STREET, IRONBARK, VIC 3550

3 1 1

Indicative Selling Price

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

Price Range: \$360,000 to \$370,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



IRONBARK, VIC, 3550

Suburb Median Sale Price (House)

\$346,250

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.



35 HONEYSUCKLE ST, BENDIGO, VIC 3550

3 2 1

Sale Price

\$362,500

Sale Date: 24/06/2017

Distance from Property: 1km



81 THISTLE ST, GOLDEN SQUARE, VIC 3555

3 1 2

Sale Price

\$365,000

Sale Date: 10/05/2017

Distance from Property: 1.3km



3 ELWOOD ST, GOLDEN SQUARE, VIC 3555

4 2 1

Sale Price

\$363,000

Sale Date: 23/06/2017

Distance from Property: 1.7km



This report has been compiled on 22/11/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

15 HAYES STREET, IRONBARK, VIC 3550

Indicative selling price

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

Price Range:

\$360,000 to \$370,000

Median sale price

Median price

\$346,250

House

X

Unit

Suburb

IRONBARK

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
35 HONEYSUCKLE ST, BENDIGO, VIC 3550	\$362,500	24/06/2017
81 THISTLE ST, GOLDEN SQUARE, VIC 3555	\$365,000	10/05/2017
3 ELWOOD ST, GOLDEN SQUARE, VIC 3555	\$363,000	23/06/2017