

STATEMENT OF INFORMATION

415 DALYSTON-GLEN FORBES ROAD, RYANSTON, VIC-3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



415 DALYSTON-GLEN FORBES ROAD,

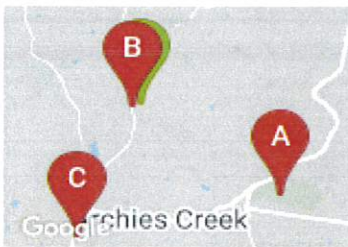
3 2 4

Indicative Selling Price

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

Price Range: \$899,000 to \$899,000

MEDIAN SALE PRICE



RYANSTON, VIC, 3992

Suburb Median Sale Price (House)

\$647,500

01 October 2020 to 30 September 2021

Provided by:

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.



500 WEST CREEK RD, WEST CREEK, VIC 3992

3 2 5

Sale Price

\$910,000

Sale Date: 03/02/2021

Distance from Property: 2.3km



410 DALYSTON-GLEN FORBES RD,

3 2 4

Sale Price

\$720,000

Sale Date: 06/10/2020

Distance from Property: 122m



185 DALYSTON-GLEN FORBES RD, DALYSTON,

3 1 4

Sale Price

\$800,000

Sale Date: 19/06/2020

Distance from Property: 2.1km



This report has been compiled on 09/11/2021 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2021 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

415 DALYSTON-GLEN FORBES ROAD, RYANSTON, VIC 3992


Indicative selling price

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

Price Range: \$899,000 to \$899,000

Median sale price

Median price \$647,500 Property type House Suburb RYANSTON

Period 01 October 2020 to 30 September 2021 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
500 WEST CREEK RD, WEST CREEK, VIC 3992	\$910,000	03/02/2021
410 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$720,000	06/10/2020
185 DALYSTON-GLEN FORBES RD, DALYSTON, VIC 3992	\$800,000	19/06/2020

This Statement of Information was prepared on: 09/11/2021