

STATEMENT OF INFORMATION

52 DALYSTON-GLEN FORBES ROAD, DALYSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 DALYSTON-GLEN FORBES ROAD,

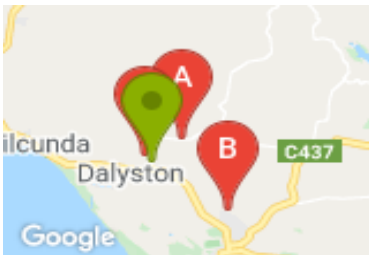
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Indicative Selling Price

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

Single Price: **\$498,000**

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$370,500

01 April 2019 to 31 March 2020

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.



103 ARCHIES CREEK RD, ARCHIES CREEK, VIC

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Sale Price

\$450,000

Sale Date: 22/07/2019

Distance from Property: 2km



90 GRIFFITHS ST, NORTH WONTHAGGI, VIC

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Sale Price

\$480,000

Sale Date: 13/12/2019

Distance from Property: 4.8km



104 TULLOCH ST, DALYSTON, VIC 3992

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Sale Price

***\$449,000**

Sale Date: 13/03/2020

Distance from Property: 449m



This report has been compiled on 30/04/2020 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2020 - 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

52 DALYSTON-GLEN FORBES ROAD, DALYSTON, VIC 3992

Indicative selling price

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

Single Price:

\$498,000

Median sale price

Median price

\$370,500

Property type

Other

Suburb

DALYSTON

Period

01 April 2019 to 31 March 2020

Source

pricefinder

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

103 ARCHIES CREEK RD, ARCHIES CREEK, VIC 3995	\$450,000	22/07/2019
90 GRIFFITHS ST, NORTH WONTHAGGI, VIC 3995	\$480,000	13/12/2019
104 TULLOCH ST, DALYSTON, VIC 3992	*\$449,000	13/03/2020

This Statement of Information was prepared on:

30/04/2020