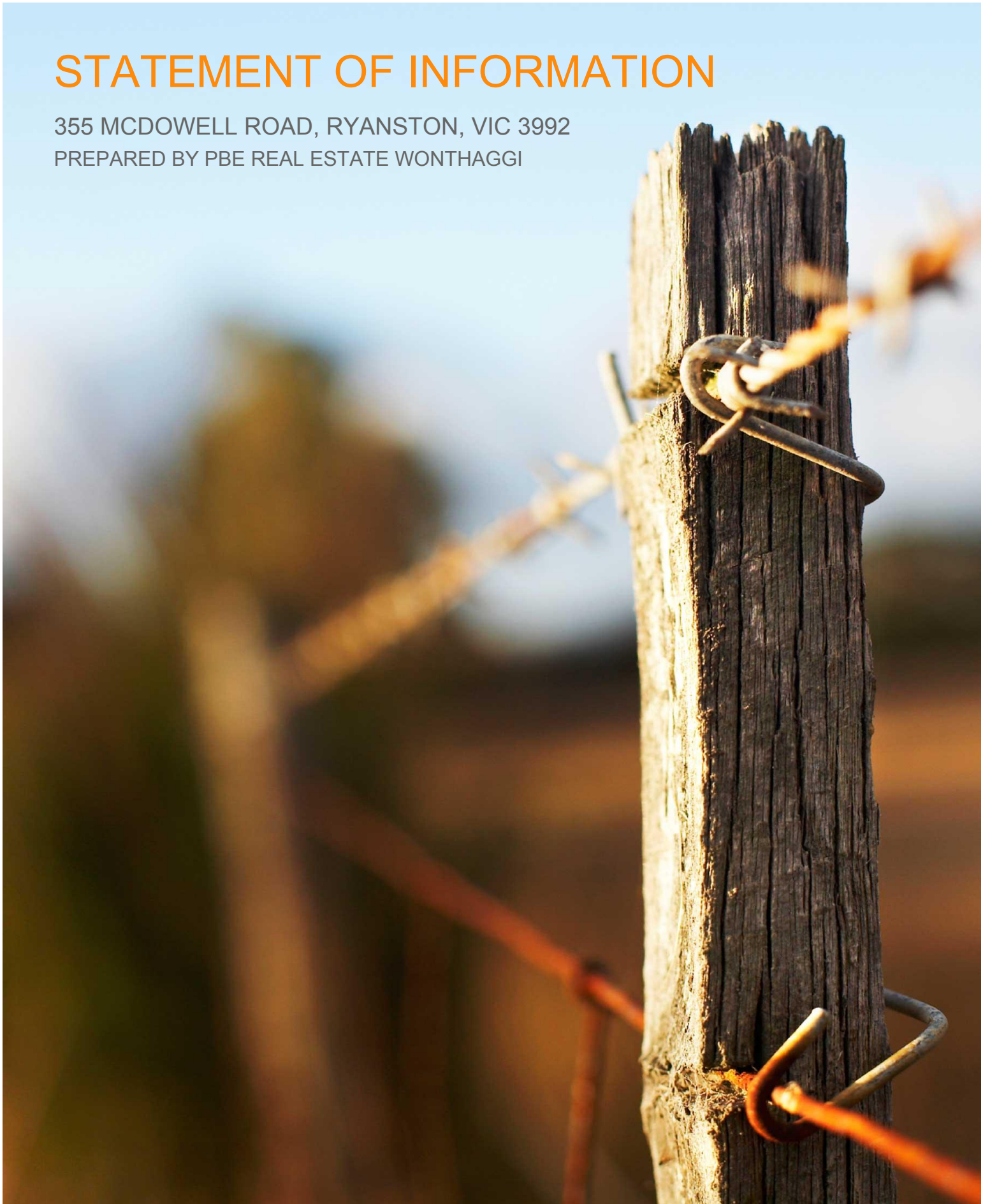


STATEMENT OF INFORMATION

355 MCDOWELL ROAD, RYANSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



355 MCDOWELL ROAD, RYANSTON, VIC

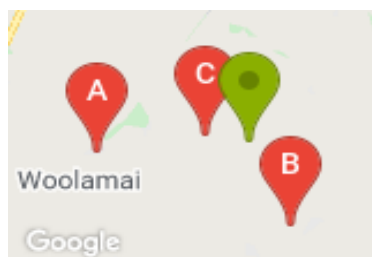


Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

MEDIAN SALE PRICE



RYANSTON, VIC, 3992

Suburb Median Sale Price (Vacant Land)

01 October 2019 to 30 September 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.



709 TURNBULL-WOOLAMAI RD, WOOLAMAI,



Sale Price

\$419,000

Sale Date: 13/12/2019

Distance from Property: 3.9km



525 DALYSTON-GLEN FORBES RD,



Sale Price

\$400,000

Sale Date: 23/03/2020

Distance from Property: 2.6km



270 TREW RD, WOOLAMAI, VIC 3995



Sale Price

\$920,000

Sale Date: 29/05/2020

Distance from Property: 1.1km



This report has been compiled on 07/10/2020 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

355 MCDOWELL ROAD, RYANSTON, VIC 3992

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

Property type

House

Suburb

RYANSTON

Period

01 October 2019 to 30 September 2020

Source

pricfinder

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

709 TURNBULL-WOOLAMAI RD, WOOLAMAI, VIC 3995	\$419,000	13/12/2019
525 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$400,000	23/03/2020
270 TREW RD, WOOLAMAI, VIC 3995	\$920,000	29/05/2020

This Statement of Information was prepared on:

07/10/2020