

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| Address Including suburb or | 4 Jacka Road, Avonsleigh Vic 3782 |
|-----------------------------|-----------------------------------|
| locality andpostcode | |
| | |

Indicative selling price

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

Single price | \$529,000

Median sale price

| Median price | \$550,000 | Hou | ise X | Unit | | Suburb or locality | Avonsleigh |
|---------------|------------|-----|------------|------|--------|--------------------|------------|
| Period - From | 01/07/2016 | to | 30/06/2017 | | Source | REIV | |

Comparable property sales (*Delete A or B below as applicable)

Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Ad | dress of comparable property | Price | Date of sale |
|----|-----------------------------------|-----------|--------------|
| 1 | 4 Upper Grieve Rd AVONSLEIGH 3782 | \$520,000 | 19/08/2017 |
| 2 | 17 Wright Rd AVONSLEIGH 3782 | \$515,000 | 08/06/2017 |
| 3 | 11 Wright Rd AVONSLEIGH 3782 | \$501,000 | 23/12/2016 |

OR

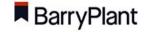
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Barry Plant | P: 03 5968 4522





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 1089 sqm approx

Agent Comments

Indicative Selling Price \$529,000 **Median House Price** Year ending June 2017: \$550,000

Comparable Properties



4 Upper Grieve Rd AVONSLEIGH 3782 (REI)

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Price: \$520,000 Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 1260 sqm approx **Agent Comments**



17 Wright Rd AVONSLEIGH 3782 (REI/VG)

9 3







Price: \$515,000 Method: Private Sale Date: 08/06/2017 Rooms: 6

Property Type: House

Land Size: 1113 sqm approx

Agent Comments



11 Wright Rd AVONSLEIGH 3782 (REI/VG)



Price: \$501,000 Method: Private Sale Date: 23/12/2016

Rooms: 5

Property Type: House Land Size: 1222 sqm approx **Agent Comments**

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