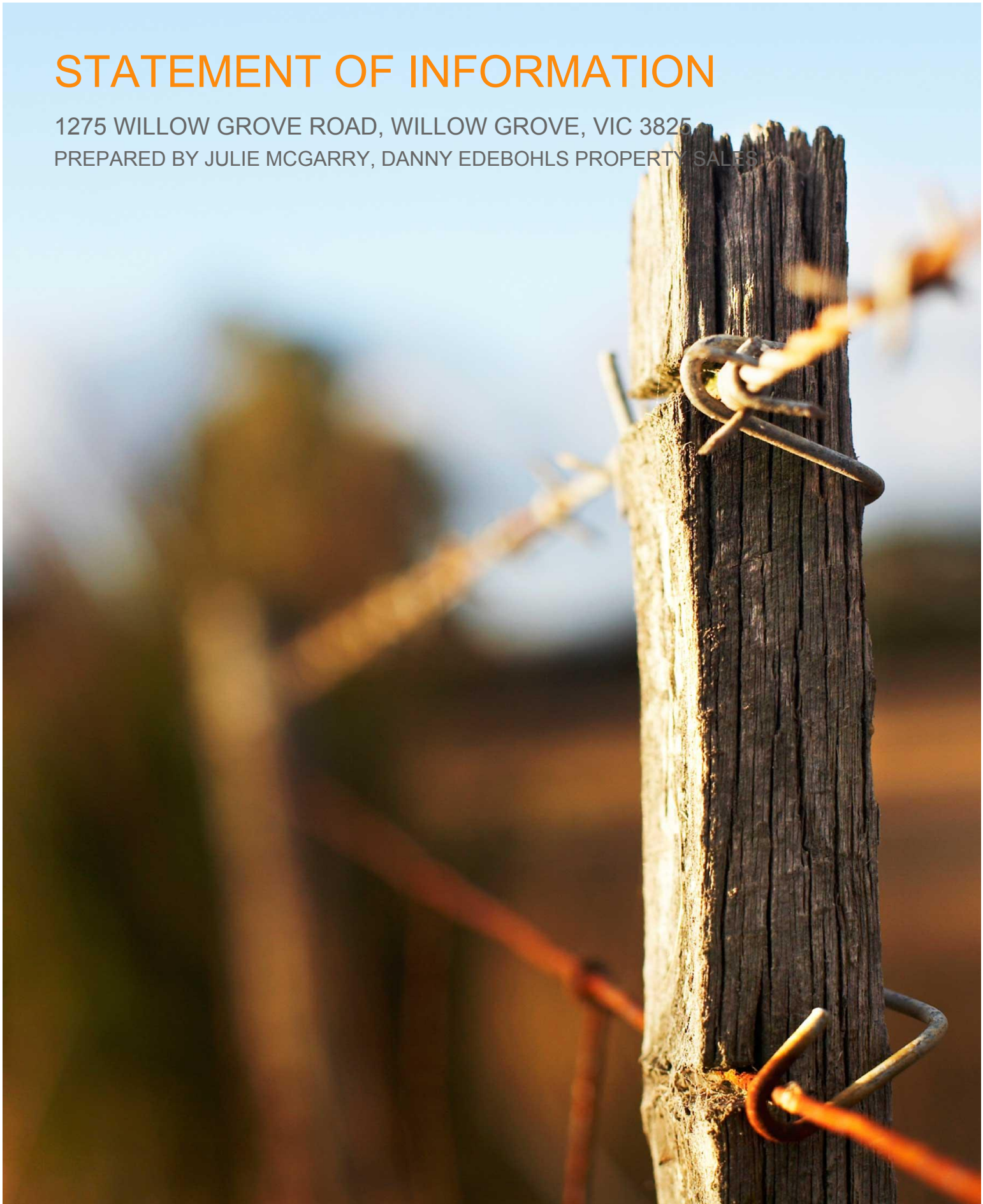


# STATEMENT OF INFORMATION

1275 WILLOW GROVE ROAD, WILLOW GROVE, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1275 WILLOW GROVE ROAD, WILLOW**

3 1 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price:** **\$460,000**

Provided by: Julie McGarry, Danny Edebohl's Property Sales

## MEDIAN SALE PRICE



**WILLOW GROVE, VIC, 3825**

**Suburb Median Sale Price (House)**

**\$225,000**

01 July 2016 to 30 June 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.



**1130 WILLOW GROVE RD, TRAFALGAR, VIC**

3 2 4

**Sale Price**

**\$500,000**

Sale Date: 15/06/2016

Distance from Property: 1.4km



**30 WILKES RD, WILLOW GROVE, VIC 3825**

3 1 -

**Sale Price**

**\$380,000**

Sale Date: 31/05/2016

Distance from Property: 2.9km



**1030 MOE-WILLOW GROVE RD, WILLOW**

5 2 2

**Sale Price**

**\$440,000**

Sale Date: 04/05/2016

Distance from Property: 3.8km



This report has been compiled on 07/07/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

Property offered for sale

Address  
Including suburb and  
postcode

1275 WILLOW GROVE ROAD, WILLOW GROVE, VIC 3825

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$460,000

Median sale price

Median price

\$225,000

House

X

Unit

Suburb

WILLOW GROVE

Period

01 July 2016 to 30 June 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 |
|--------------------------------------------------|-----------|--------------|
| 1130 WILLOW GROVE RD, TRAFALGAR, VIC 3824        | \$500,000 | 15/06/2016   |
| 30 WILKES RD, WILLOW GROVE, VIC 3825             | \$380,000 | 31/05/2016   |
| 1030 MOE-WILLOW GROVE RD, WILLOW GROVE, VIC 3825 | \$440,000 | 04/05/2016   |