

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MEMORIAL ROAD, GLENTHOMPSON,

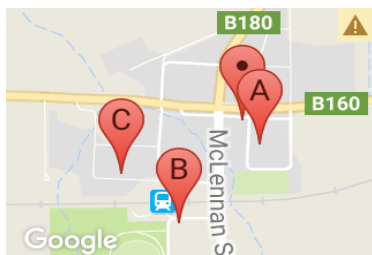
 2  1  -

Indicative Selling Price

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

Single Price: \$130,000

MEDIAN SALE PRICE



GLENTHOMPSON, VIC, 3293

Suburb Median Sale Price (House)

\$165,000

01 April 2017 to 31 March 2018

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.



20 SCOTT ST, GLENTHOMPSON, VIC 3293

 2  1  2

Sale Price

\$92,500

Sale Date: 01/11/2016

Distance from Property: 100m



11 PARK ST, GLENTHOMPSON, VIC 3293

 3  1  2

Sale Price

***\$120,000**

Sale Date: 18/01/2018

Distance from Property: 424m



30 STATION ST, GLENTHOMPSON, VIC 3293

 3  1  1

Sale Price

\$145,000

Sale Date: 28/06/2016

Distance from Property: 438m



This report has been compiled on 12/04/2018 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2018 - 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

11 MEMORIAL ROAD, GLENTHOMPSON, VIC 3293

Indicative selling price

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

Single Price:

\$130,000

Median sale price

Median price

\$165,000

House

X

Unit

Suburb

GLENTHOMPSON

Period

01 April 2017 to 31 March 2018

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
20 SCOTT ST, GLENTHOMPSON, VIC 3293	\$92,500	01/11/2016
11 PARK ST, GLENTHOMPSON, VIC 3293	*\$120,000	18/01/2018
30 STATION ST, GLENTHOMPSON, VIC 3293	\$145,000	28/06/2016