



STATEMENT OF INFORMATION

5 DUDLEY STREET, SOUTH DUDLEY, VIC 3005





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 DUDLEY STREET, SOUTH DUDLEY, VIC

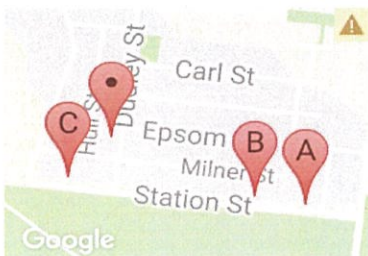
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Indicative Selling Price

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

Price Range: \$317,000 to \$317,000

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

\$253,500

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.



6 STATION ST, SOUTH DUDLEY, VIC 3995

3 1 2

Sale Price

\$279,000

Sale Date: 17/04/2018

Distance from Property: 337m



16 STATION ST, SOUTH DUDLEY, VIC 3995

3 1 1

Sale Price

\$265,000

Sale Date: 08/02/2018

Distance from Property: 255m



54 STATION ST, SOUTH DUDLEY, VIC 3995

2 1 1

Sale Price

\$235,500

Sale Date: 18/04/2018

This report has been compiled on 09/06/2018 by PBE Real Estate Wonthaggi. 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

5 DUDLEY STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range:

\$317,000 to \$317,000

Median sale price

Median price

\$253,500

House

X

Unit

Suburb

SOUTH DUDLEY

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
6 STATION ST, SOUTH DUDLEY, VIC 3995	\$279,000	17/04/2018
16 STATION ST, SOUTH DUDLEY, VIC 3995	\$265,000	08/02/2018
54 STATION ST, SOUTH DUDLEY, VIC 3995	\$235,500	18/04/2018