



STATEMENT OF INFORMATION

2540 LOCH-WONTHAGGI ROAD, RYANSTON, VIC

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2540 LOCH-WONTHAGGI ROAD,



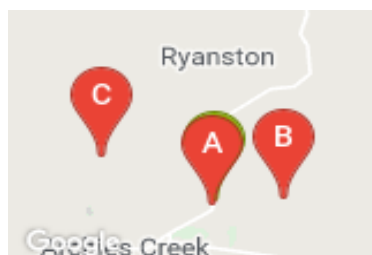
Indicative Selling Price

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

Single Price: \$495,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



RYANSTON, VIC, 3992

Suburb Median Sale Price (House)

\$752,500

01 July 2017 to 30 June 2018

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.



2552 LOCH-WONTHAGGI RD, RYANSTON, VIC



Sale Price

\$538,000

Sale Date: 07/06/2017

Distance from Property: 133m



175 MILES RD, RYANSTON, VIC 3992



Sale Price

***\$520,000**

Sale Date: 31/05/2018

Distance from Property: 1.8km



505 DALYSTON-GLEN FORBES RD,



Sale Price

\$592,500

Sale Date: 20/11/2017

Distance from Property: 3.2km



This report has been compiled on 14/07/2018 by Alex Scott 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

2540 LOCH-WONTHAGGI ROAD, RYANSTON, VIC

Indicative selling price

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

Single Price:

\$495,000

Median sale price

Median price

\$752,500

House

X

Unit


Suburb

RYANSTON

Period

01 July 2017 to 30 June 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
2552 LOCH-WONTHAGGI RD, RYANSTON, VIC 3992	\$538,000	07/06/2017
175 MILES RD, RYANSTON, VIC 3992	*\$520,000	31/05/2018
505 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$592,500	20/11/2017