

# STATEMENT OF INFORMATION

23 MARY STREET, DALYSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 MARY STREET, DALYSTON, VIC 3992**

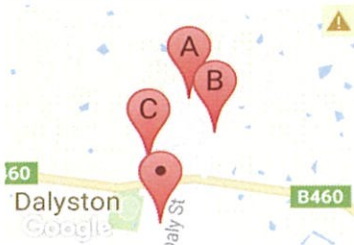
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### Indicative Selling Price

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

Price Range: **\$289,000 to \$289,000**

## MEDIAN SALE PRICE



**DALYSTON, VIC, 3992**

Suburb Median Sale Price (House)

**\$246,000**

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.



**24 CHURCH CL, DALYSTON, VIC 3992**

3 2 2

### Sale Price

**\*\$349,000**

Sale Date: 06/07/2017

Distance from Property: 947m



**33 DALYSTON-GLEN FORBES RD, DALYSTON,**

4 1 1

### Sale Price

**\*\$262,000**

Sale Date: 13/07/2017

Distance from Property: 764m



**52 TULLOCH ST, DALYSTON, VIC 3992**

4 1 2

### Sale Price

**\$289,000**

Sale Date: 17/04/2017

Distance from Property: 472m



This report has been compiled on 19/07/2017 by PBE Real Estate Wonthaggi. 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

23 MARY STREET, DALYSTON, VIC 3992

### Indicative selling price

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

Price Range:

\$289,000 to \$289,000

### Median sale price

Median price

\$246,000

House

X

Unit

Suburb

DALYSTON

Period

01 July 2016 to 30 June 2017

Source

pricefinder

### 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
24 CHURCH CL, DALYSTON, VIC 3992	*\$349,000	06/07/2017
33 DALYSTON-GLEN FORBES RD, DALYSTON, VIC 3992	*\$262,000	13/07/2017
52 TULLOCH ST, DALYSTON, VIC 3992	\$289,000	17/04/2017