

STATEMENT OF INFORMATION

54 STATION STREET, SOUTH DUDLEY, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



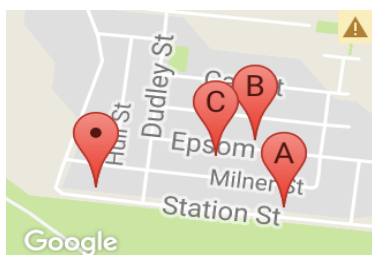
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**54 STATION STREET, SOUTH DUDLEY, VIC** 2 1 1**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price:** **\$245,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**SOUTH DUDLEY, VIC, 3995****Suburb Median Sale Price (House)****\$250,500**

01 April 2017 to 31 March 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.

**16 STATION ST, SOUTH DUDLEY, VIC 3995**

3 1 1

Sale Price***\$265,000**

Sale Date: 21/02/2018

Distance from Property: 305m

**24 EPSOM ST, SOUTH DUDLEY, VIC 3995**

3 1 2

Sale Price***\$285,000**

Sale Date: 19/01/2018

Distance from Property: 270m

**23 EPSOM ST, SOUTH DUDLEY, VIC 3995**

4 2 1

Sale Price**\$325,000**

Sale Date: 02/11/2017

Distance from Property: 200m

**This report has been compiled on 06/04/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

54 STATION STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Single Price:

\$245,000

Median sale price

Median price

\$250,500

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
16 STATION ST, SOUTH DUDLEY, VIC 3995	*\$265,000	21/02/2018
24 EPSOM ST, SOUTH DUDLEY, VIC 3995	*\$285,000	19/01/2018
23 EPSOM ST, SOUTH DUDLEY, VIC 3995	\$325,000	02/11/2017