



STATEMENT OF INFORMATION

2 CHURCH CLOSE, DALYSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 CHURCH CLOSE, DALYSTON, VIC 3992

4 2 2

Indicative Selling Price

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

Single Price: **\$469,000**

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$257,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



7 OUTLOOK DR, WONTHAGGI, VIC 3995

4 2 2

Sale Price

\$527,000

Sale Date: 22/06/2017

Distance from Property: 5.9km



20 DALYSTON-GLEN FORBES RD, DALYSTON,

3 2 2

Sale Price

***\$430,000**

Sale Date: 19/05/2017

Distance from Property: 481m



This report has been compiled on 23/09/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

2 CHURCH CLOSE, DALYSTON, VIC 3992

Indicative selling price

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Single Price:

\$469,000

Median sale price

Median price

\$257,500

House

X

Unit

Suburb

DALYSTON

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
7 OUTLOOK DR, WONTHAGGI, VIC 3995	\$527,000	22/06/2017
20 DALYSTON-GLEN FORBES RD, DALYSTON, VIC 3992	*\$430,000	19/05/2017