

17 Wright Road, Avonsleigh Vic 3782

BELL REAL ESTATE

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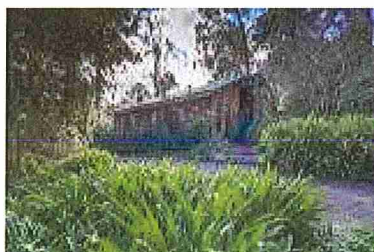


3 2 2

Rooms:  
Property Type: House  
Land Size: 1113 sqm approx  
Agent Comments

Indicative Selling Price  
\$540,000 - \$594,000  
Median House Price  
Year ending September 2017: \$563,500

## Comparable Properties



5 Jacka Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

4 2 2

Price: \$572,000  
Method: Private Sale  
Date: 01/07/2017  
Rooms: 6  
Property Type: House  
Land Size: 2056 sqm approx



8 Glen Rd COCKATOO 3781 (REI/VG)

Agent Comments

4 2 3

Price: \$572,000  
Method: Private Sale  
Date: 10/07/2017  
Rooms: 7  
Property Type: House  
Land Size: 949 sqm approx



3 Wright Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

4 2 3

Price: \$555,000  
Method: Private Sale  
Date: 04/09/2017  
Rooms: 7  
Property Type: House  
Land Size: 1020 sqm approx

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

17 Wright Road, Avonsleigh Vic 3782

## Indicative selling price

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

Range between \$540,000

&amp;

\$594,000

## Median sale price

Median price \$563,500

House

X

Unit

Suburb Avonsleigh

Period - From 01/10/2016

to 30/09/2017

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1	5 Jacka Rd AVONSLEIGH 3782	\$572,000	01/07/2017
2	8 Glen Rd COCKATOO 3781	\$572,000	10/07/2017
3	3 Wright Rd AVONSLEIGH 3782	\$555,000	04/09/2017

OR

- B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~