



STATEMENT OF INFORMATION

32 CARL STREET, SOUTH DUDLEY, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 CARL STREET, SOUTH DUDLEY, VIC

3 1 2

Indicative Selling Price

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

Single Price: **\$217,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

\$226,000

01 October 2016 to 30 September 2017

Provided by:

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.



25 DUDLEY ST, SOUTH DUDLEY, VIC 3995

3 1 1

Sale Price

***\$239,000**

Sale Date: 07/10/2017

Distance from Property: 94m



74 MERRIN CRES, WONTHAGGI, VIC 3995

3 1 1

Sale Price

***\$218,000**

Sale Date: 08/09/2017

Distance from Property: 2.3km



90 REED CRES, WONTHAGGI, VIC 3995

2 1 2

Sale Price

***\$220,000**

Sale Date: 16/10/2017

Distance from Property: 2.5km



This report has been compiled on 18/10/2017 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

32 CARL STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Single Price:

\$217,000

Median sale price

Median price

\$226,000

House

X

Unit


Suburb

SOUTH DUDLEY

Period

01 October 2016 to 30 September 2017

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
25 DUDLEY ST, SOUTH DUDLEY, VIC 3995	*\$239,000	07/10/2017
74 MERRIN CRES, WONTHAGGI, VIC 3995	*\$218,000	08/09/2017
90 REED CRES, WONTHAGGI, VIC 3995	*\$220,000	16/10/2017