





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 CARL STREET, SOUTH DUDLEY, VIC





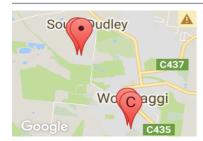


Indicative Selling Price

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

\$217,000 Single Price:

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

\$226,000

01 October 2016 to 30 September 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.



25 DUDLEY ST, SOUTH DUDLEY, VIC 3995







Sale Price

*\$239,000

Sale Date: 07/10/2017

Distance from Property: 94m





74 MERRIN CRES, WONTHAGGI, VIC 3995









Sale Price

***\$218,000**

Sale Date: 08/09/2017

Distance from Property: 2.3km





90 REED CRES, WONTHAGGI, VIC 3995







Sale Price

*\$220,000

Sale Date: 16/10/2017

Distance from Property: 2.5km



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
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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			Sour	се	p	ricefinder

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

