

STATEMENT OF INFORMATION

14-16 ELIZABETH STREET, DALYSTON, VIC 3992

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14-16 ELIZABETH STREET, DALYSTON,

3 1 4

Indicative Selling Price

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

Single Price: **\$339,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$265,000

01 January 2017 to 31 December 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.



66 TULLOCH ST, DALYSTON, VIC 3992

3 2 2

Sale Price

\$365,000

Sale Date: 14/08/2017

Distance from Property: 521m



44 TULLOCH ST, DALYSTON, VIC 3992

3 1 2

Sale Price

\$299,000

Sale Date: 19/02/2017

Distance from Property: 371m



23 MARY ST, DALYSTON, VIC 3992

2 1 1

Sale Price

***\$285,000**

Sale Date: 11/10/2017

Distance from Property: 111m



This report has been compiled on 31/01/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

14-16 ELIZABETH STREET, DALYSTON, VIC 3992

Indicative selling price

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

Single Price:

\$339,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

DALYSTON

Period

01 January 2017 to 31 December 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
66 TULLOCH ST, DALYSTON, VIC 3992	\$365,000	14/08/2017
44 TULLOCH ST, DALYSTON, VIC 3992	\$299,000	19/02/2017
23 MARY ST, DALYSTON, VIC 3992	*\$285,000	11/10/2017