



STATEMENT OF INFORMATION

55 POWLETT STREET, DALYSTON, VIC 3992

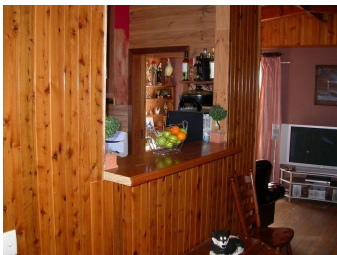
PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 POWLETT STREET, DALYSTON, VIC

3 1 4

Indicative Selling Price

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

Single Price: \$259,000

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$266,250

01 January 2017 to 31 December 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.



8 SETTLEMENT WAY, DALYSTON, VIC 3992

3 1 1

Sale Price

\$275,000

Sale Date: 05/12/2017

Distance from Property: 408m



22 DALYSTON-GLEN FORBES RD, DALYSTON, VIC 3992

3 1 1

Sale Price

\$220,000

Sale Date: 27/11/2017

Distance from Property: 249m



68 DALY ST, DALYSTON, VIC 3992

3 2 2

Sale Price

\$267,500

Sale Date: 20/09/2017

Distance from Property: 136m



This report has been compiled on 16/03/2018 by PBE Real Estate 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

55 POWLETT STREET, DALYSTON, VIC 3992

Indicative selling price

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

Single Price:

\$259,000

Median sale price

Median price

\$266,250

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
8 SETTLEMENT WAY, DALYSTON, VIC 3992	\$275,000	05/12/2017
22 DALYSTON-GLEN FORBES RD, DALYSTON, VIC 3992	\$220,000	27/11/2017
68 DALY ST, DALYSTON, VIC 3992	\$267,500	20/09/2017