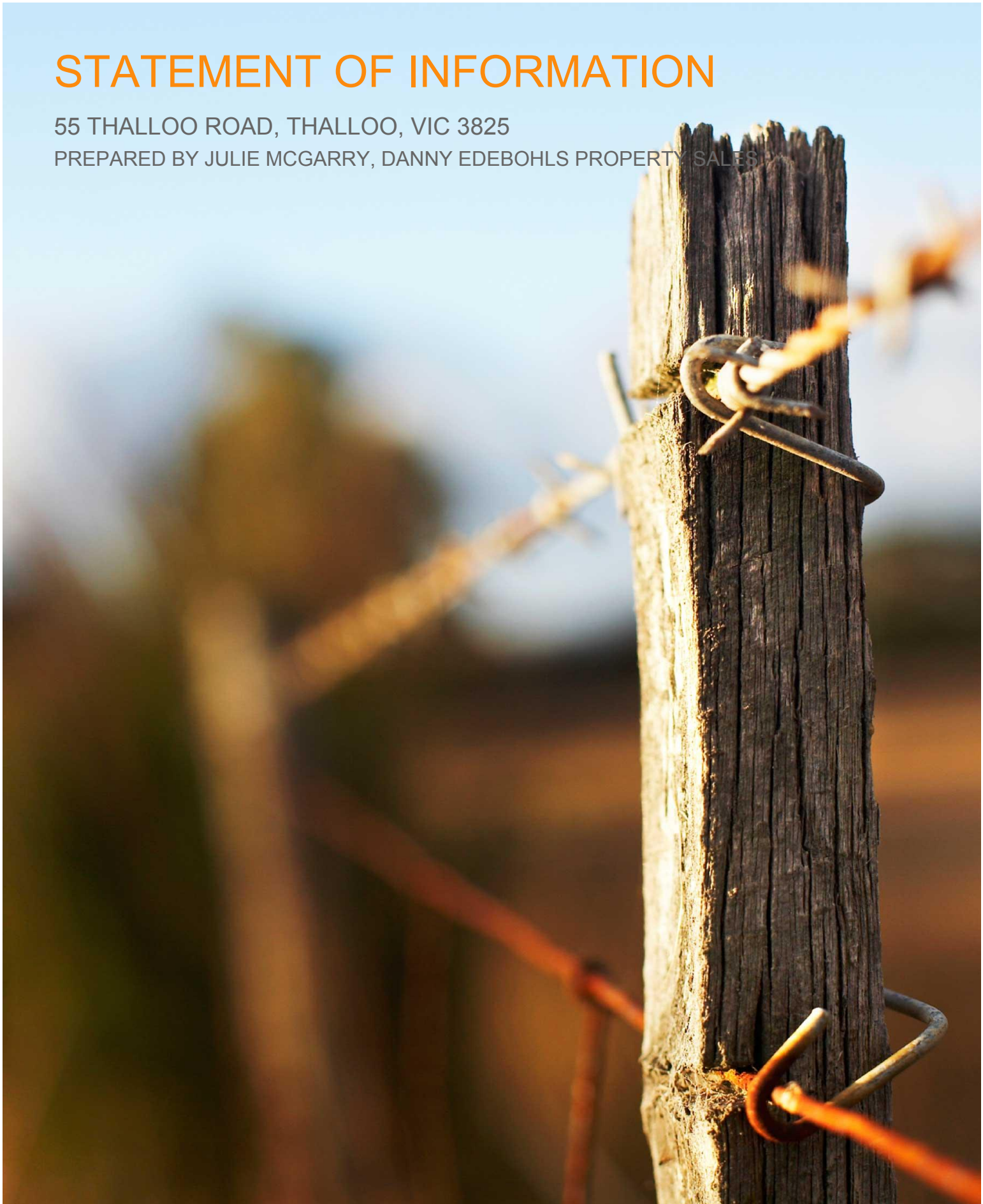


STATEMENT OF INFORMATION

55 THALLOO ROAD, THALLOO, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 THALLOO ROAD, THALLOO, VIC 3825



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Indicative Selling Price

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

Single Price:

\$649,000

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



THALLOO, VIC, 3825

Suburb Median Sale Price (House)

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



727 MOE-RAWSON RD, TANJIL SOUTH, VIC



5



2



2

Sale Price

\$690,000

Sale Date: 27/06/2017

Distance from Property: 3.6km



This report has been compiled on 11/12/2017 by Danny Edebohls Property Sales. 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	55 THALLOO ROAD, THALLOO, VIC 3825
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Indicative selling price

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

Single Price:	\$649,000
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Median sale price

Median price		House	X	Unit		Suburb	THALLOO
Period	01 October 2016 to 30 September 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
727 MOE-RAWSON RD, TANJIL SOUTH, VIC 3825	\$690,000	27/06/2017