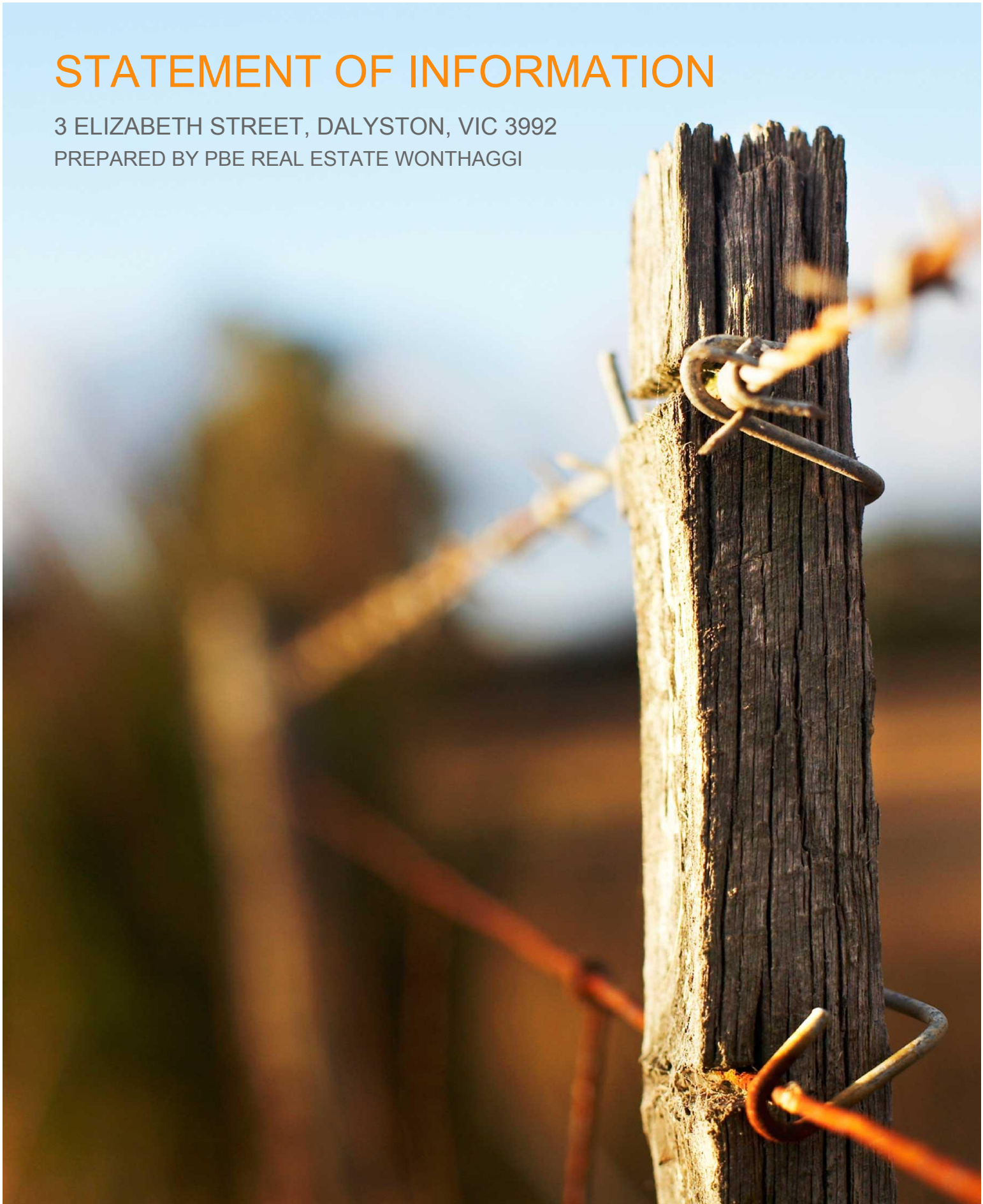


STATEMENT OF INFORMATION

3 ELIZABETH STREET, DALYSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ELIZABETH STREET, DALYSTON, VIC

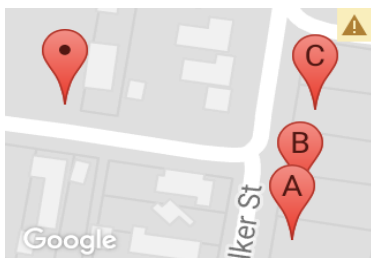
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Indicative Selling Price

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

Single Price: **\$125,000**

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (Vacant Land)

\$107,500

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.



25 WALKER ST, DALYSTON, VIC 3992

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Sale Price

\$110,000

Sale Date: 01/07/2017

Distance from Property: 110m



23 WALKER ST, DALYSTON, VIC 3992

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Sale Price

\$115,000

Sale Date: 14/08/2017

Distance from Property: 103m



19 WALKER ST, DALYSTON, VIC 3992

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Sale Price

\$129,000

Sale Date: 05/12/2017

Distance from Property: 101m



This report has been compiled on 20/02/2018 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

3 ELIZABETH STREET, DALYSTON, VIC 3992

Indicative selling price

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

Single Price:

\$125,000

Median sale price

Median price

\$107,500

House

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
25 WALKER ST, DALYSTON, VIC 3992	\$110,000	01/07/2017
23 WALKER ST, DALYSTON, VIC 3992	\$115,000	14/08/2017
19 WALKER ST, DALYSTON, VIC 3992	\$129,000	05/12/2017