



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



206 OLD STANLEY ROAD, STANLEY, VIC



4



1



10

Indicative Selling Price

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

Single Price:

\$450,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



STANLEY, VIC, 3747

Suburb Median Sale Price (House)

\$427,000

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.



759 STANLEY RD, STANLEY, VIC 3747



3



2



5

Sale Price

***\$450,000**

Sale Date: 17/07/2017

Distance from Property: 2.4km



52 PIONEER RD, STANLEY, VIC 3747



3



1



1

Sale Price

\$450,000

Sale Date: 08/05/2017

Distance from Property: 2.8km



111 MYRTLEFORD-STANLEY RD, STANLEY, VIC



2



1



2

Sale Price

\$439,000

Sale Date: 17/10/2016

Distance from Property: 4.2km



This report has been compiled on 10/10/2017 by First National Bonnici & Associates. 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

206 OLD STANLEY ROAD, STANLEY, VIC 3747

Indicative selling price

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

Single Price:

\$450,000

Median sale price

Median price

\$427,000

House

X

Unit


Suburb

STANLEY

Period

01 October 2016 to 30 September 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
759 STANLEY RD, STANLEY, VIC 3747	*\$450,000	17/07/2017
52 PIONEER RD, STANLEY, VIC 3747	\$450,000	08/05/2017
111 MYRTLEFORD-STANLEY RD, STANLEY, VIC 3747	\$439,000	17/10/2016