



STATEMENT OF INFORMATION

24 CHURCH CLOSE, DALYSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 CHURCH CLOSE, DALYSTON, VIC 3992 3 2 2

Indicative Selling Price

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

\$329,000 to \$339,000

SUBURB MEDIAN



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$250,000

01 April 2016 to 31 March 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.



61 TULLOCH ST, DALYSTON, VIC 3992 3 1 1

Sale Price

***\$272,000**

Sale Date: 13/04/2017

Distance from Property: 471m



4185 BASS HWY, DALYSTON, VIC 3992 3 2 1

Sale Price

***\$275,000**

Sale Date: 09/03/2017

Distance from Property: 621m



16 CHURCH CL, DALYSTON, VIC 3992 2 1 1

Sale Price

\$285,000

Sale Date: 15/03/2017

Distance from Property: 59m



This report has been compiled on 07/06/2017 by PBE Real Estate Wonthaggi. 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 24 CHURCH CLOSE, DALYSTON, VIC 3992

Indicative selling price

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

Single Price / Range \$329,000 to \$339,000

Median sale price

Median price \$250,000 House ☒ Unit ☐ Suburb DALYSTON
Period 01 April 2016 to 31 March 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
61 TULLOCH ST, DALYSTON, VIC 3992	*\$272,000	13/04/2017
4185 BASS HWY, DALYSTON, VIC 3992	*\$275,000	09/03/2017
16 CHURCH CL, DALYSTON, VIC 3992	\$285,000	15/03/2017