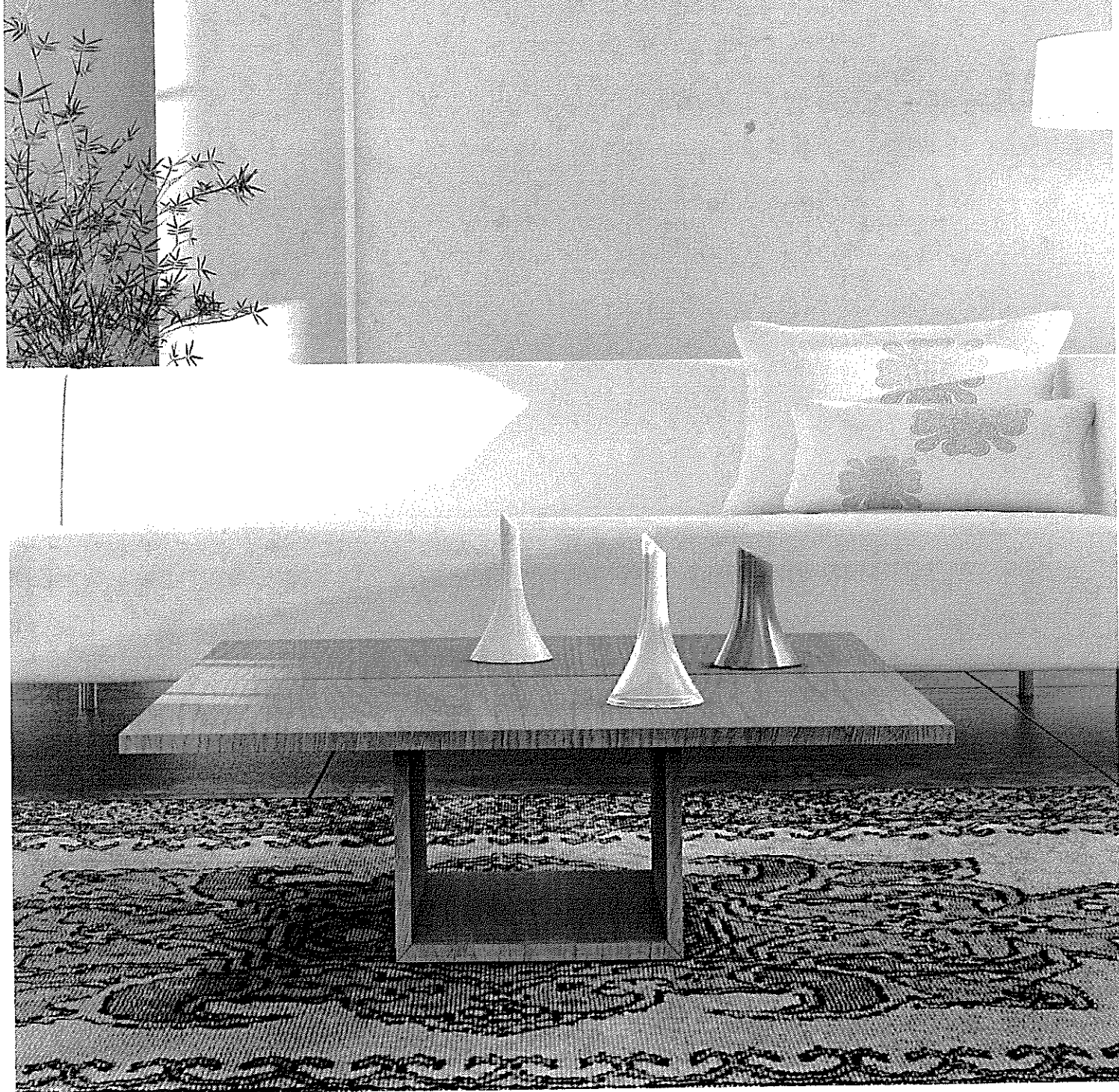


STATEMENT OF INFORMATION

2/35 SOUTH DUDLEY ROAD, SOUTH DUDLEY, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



PBE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/35 SOUTH DUDLEY ROAD, SOUTH

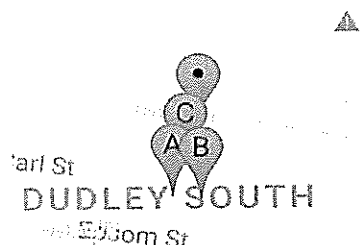
2 1 1

Indicative Selling Price

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

Price Range: \$235,000 to \$235,000

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (Unit)

\$237,000

01 July 2016 to 30 June 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.



3/1 CARL ST, SOUTH DUDLEY, VIC 3995

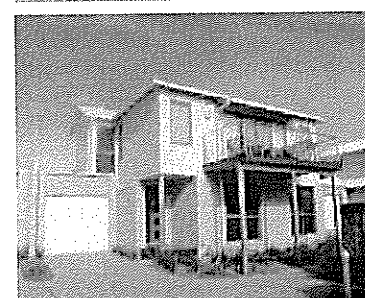
2 1 1

Sale Price

\$270,000

Sale Date: 23/09/2016

Distance from Property: 138m



6/21 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC

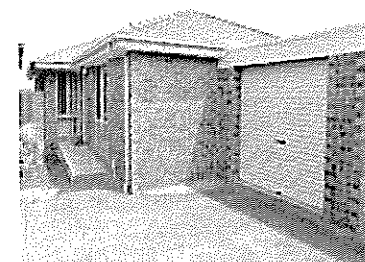
2 2 1

Sale Price

\$204,000

Sale Date: 13/08/2016

Distance from Property: 137m



3/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC

2 1 1

Sale Price

\$197,500

Sale Date: 23/03/2016

Distance from Property: 76m



This report has been compiled on 20/09/2017 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

2/35 SOUTH DUDLEY ROAD, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range: \$235,000 to \$235,000

Median sale price

Median price

\$237,000

House

Unit

X

Suburb

SOUTH DUDLEY

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

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
3/1 CARL ST, SOUTH DUDLEY, VIC 3995	\$270,000	23/09/2016
6/21 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	\$204,000	13/08/2016
3/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	\$197,500	23/03/2016