





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 19 HAYES STREET, IRONBARK, VIC 3550 🕮 1 🕒 1 🚓 1







**Indicative Selling Price** 

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

**Price Range:** 

\$299,000 to \$328,000

Provided by: Wallace Cairns, Professionals Bendigo

#### **MEDIAN SALE PRICE**



## **IRONBARK, VIC, 3550**

**Suburb Median Sale Price (House)** 

\$346,250

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.



#### 63 NETTLE ST, IRONBARK, VIC 3550







Sale Price

\*\$310,000

Sale Date: 19/09/2017

Distance from Property: 499m





# 10 CASLEY ST, IRONBARK, VIC 3550







Sale Price

\$275,000

Sale Date: 08/05/2017

Distance from Property: 461m





## 47 RAE ST, IRONBARK, VIC 3550







Sale Price

\$300,000

Sale Date: 09/01/2017

Distance from Property: 506m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## **Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

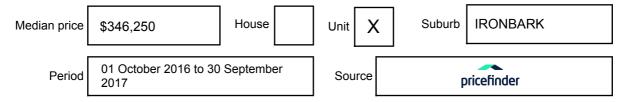
Address Including suburb and postcode 19 HAYES STREET, IRONBARK, VIC 3550
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#### Indicative selling price

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

Price Range: \$299,000 to \$328,000

#### Median sale price



## 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
63 NETTLE ST, IRONBARK, VIC 3550	*\$310,000	19/09/2017
10 CASLEY ST, IRONBARK, VIC 3550	\$275,000	08/05/2017
47 RAE ST, IRONBARK, VIC 3550	\$300,000	09/01/2017