

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9 Wright Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$575,500

Property Type House

Suburb Avonsleigh

Period - From 01/04/2019

to

31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	2085 Wellington Rd CLEMATIS 3782	\$635,000	10/02/2020
2	24 Upper Grieve Rd AVONSLEIGH 3782	\$617,500	19/03/2020
3	29 Wright Rd AVONSLEIGH 3782	\$611,000	18/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/05/2020 12:31



 2  1  1

Property Type: House
Land Size: 1027 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
Year ending March 2020: \$575,500

Comparable Properties



2085 Wellington Rd CLEMATIS 3782 (REI)

Agent Comments

 3  1  1

Price: \$635,000
Method: Private Sale
Date: 10/02/2020
Property Type: House
Land Size: 1300 sqm approx



24 Upper Grieve Rd AVONSLEIGH 3782 (REI)

Agent Comments

 3  1  6

Price: \$617,500
Method: Private Sale
Date: 19/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 2100 sqm approx



29 Wright Rd AVONSLEIGH 3782 (REI)

Agent Comments

 3  1  2

Price: \$611,000
Method: Private Sale
Date: 18/02/2020
Rooms: 5
Property Type: House
Land Size: 1034 sqm approx