

STATEMENT OF INFORMATION

8 STATION ST, PYALONG, VIC 3521

PREPARED BY KIERAN KNIGHT, BARRY PLANT (WALLAN-KILMORE)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

8 STATION ST, PYALONG, VIC 3521



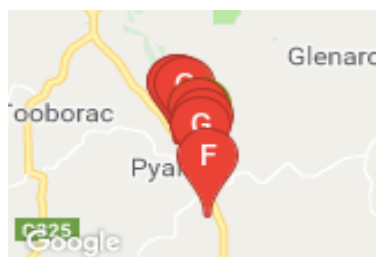
Indicative Selling Price

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

Price Range: **null**

Provided by: Kieran Knight, Barry Plant (Wallan-Kilmore)

MEDIAN SALE PRICE



PYALONG, VIC, 3521

Suburb Median Sale Price (Vacant Land)

\$195,000

01 October 2017 to 30 September 2018

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.

8 STATION ST, PYALONG, VIC 3521

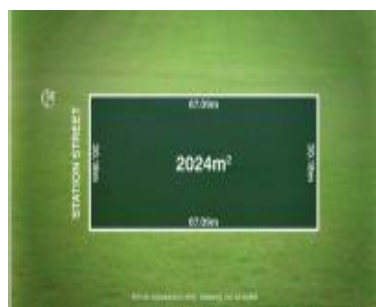


Sale Price

\$130,000

Sale Date: 22/08/2018

Distance from Property: 0m



8 STATION ST, PYALONG, VIC 3521



Sale Price

***\$130,000**

Sale Date: 31/08/2018

Distance from Property: 140m



4299 NORTHERN HWY, PYALONG, VIC 3521



Sale Price

\$265,000

Sale Date: 15/11/2017

Distance from Property: 1.8km



This report has been compiled on 05/11/2018 by Barry Plant (Wallan-Kilmore). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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4295 NORTHERN HWY, PYALONG, VIC 3521

 **3**  -  -

Sale Price

***\$290,000**

Sale Date: 21/05/2018

Distance from Property: 1.4km



4299 NORTHERN HWY, PYALONG, VIC 3521

 -  -  -

Sale Price

\$290,000

Sale Date: 21/05/2018

Distance from Property: 1.8km



14 NICHOLSON ST, PYALONG, VIC 3521

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Sale Price

***\$250,000**

Sale Date: 08/06/2018

Distance from Property: 681m



4 RYAN CRT, PYALONG, VIC 3521

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Sale Price

\$230,000

Sale Date: 30/07/2018

Distance from Property: 3.1km



6 JULIA CRT, PYALONG, VIC 3521

 -  -  -

Sale Price

\$160,000

Sale Date: 10/09/2018

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 STATION ST, PYALONG, VIC 3521

Indicative selling price

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

Price Range:

Median sale price

Median price

\$195,000

House

Unit

Suburb

PYALONG

Period

01 October 2017 to 30 September 2018

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

8 STATION ST, PYALONG, VIC 3521	\$130,000	22/08/2018
8 STATION ST, PYALONG, VIC 3521	*\$130,000	31/08/2018
4299 NORTHERN HWY, PYALONG, VIC 3521	\$265,000	15/11/2017

4295 NORTHERN HWY, PYALONG, VIC 3521	*\$290,000	21/05/2018
4299 NORTHERN HWY, PYALONG, VIC 3521	\$290,000	21/05/2018
14 NICHOLSON ST, PYALONG, VIC 3521	*\$250,000	08/06/2018
4 RYAN CRT, PYALONG, VIC 3521	\$230,000	30/07/2018
6 JULIA CRT, PYALONG, VIC 3521	\$160,000	10/09/2018