

# STATEMENT OF INFORMATION

290 MCDONALDS TRACK, HERNES OAK, VIC 3825

PREPARED BY JULIE MCGARRY , DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**290 MCDONALDS TRACK, HERNES OAK,**  **3**  **1**  **4**

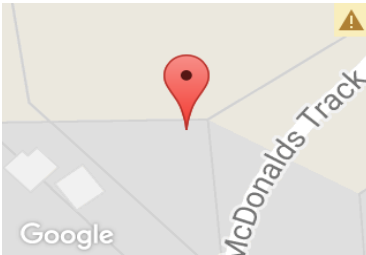
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$279,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**HERNES OAK, VIC, 3825**

Suburb Median Sale Price (House)

**\$460,000**

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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 report has been compiled on 18/01/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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<br>Including suburb and<br>postcode | 290 MCDONALDS TRACK, HERNES OAK, VIC 3825 |
|---------------------------------------------|-------------------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |
|---------------|-----------|
| Single Price: | \$279,000 |
|---------------|-----------|

Median sale price

|              |                                     |       |                                     |        |                                                                                      |        |            |
|--------------|-------------------------------------|-------|-------------------------------------|--------|--------------------------------------------------------------------------------------|--------|------------|
| Median price | \$460,000                           | House | <input checked="" type="checkbox"/> | Unit   | <input type="checkbox"/>                                                             | Suburb | HERNES OAK |
| Period       | 01 January 2017 to 31 December 2017 |       |                                     | Source |  |        |            |

Comparable property sales

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.