

STATEMENT OF INFORMATION

211 TORRUMBARRY WEIR ROAD, PATHO, VIC

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



211 TORRUMBARRY WEIR ROAD, PATHO, 4 -

Indicative Selling Price

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

Price Range: **\$650,000 to \$715,000**

MEDIAN SALE PRICE



PATHO, VIC, 3564

Suburb Median Sale Price (House)

\$302,500

01 July 2017 to 30 June 2018

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.



1170 HEADWORKS RD, PATHO, VIC 3564

Sale Price

\$530,000

Sale Date: 19/02/2017

Distance from Property: 1.1km



9 DAVIS RD, PATHO, VIC 3564

Sale Price

\$302,500

Sale Date: 21/11/2017

Distance from Property: 2.3km



105 BARGE RD, TORRUMBARRY, VIC 3562

Sale Price

\$485,000

Sale Date: 30/08/2017

Distance from Property: 3.4km

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

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Indicative selling price

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Price Range:

\$650,000 to \$715,000

Median sale price

Median price

\$302,500

House

X

Unit

Suburb

PATHO

Period

01 July 2017 to 30 June 2018

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
1170 HEADWORKS RD, PATHO, VIC 3564	\$530,000	19/02/2017
9 DAVIS RD, PATHO, VIC 3564	\$302,500	21/11/2017
105 BARGE RD, TORRUMBARRY, VIC 3562	\$485,000	30/08/2017