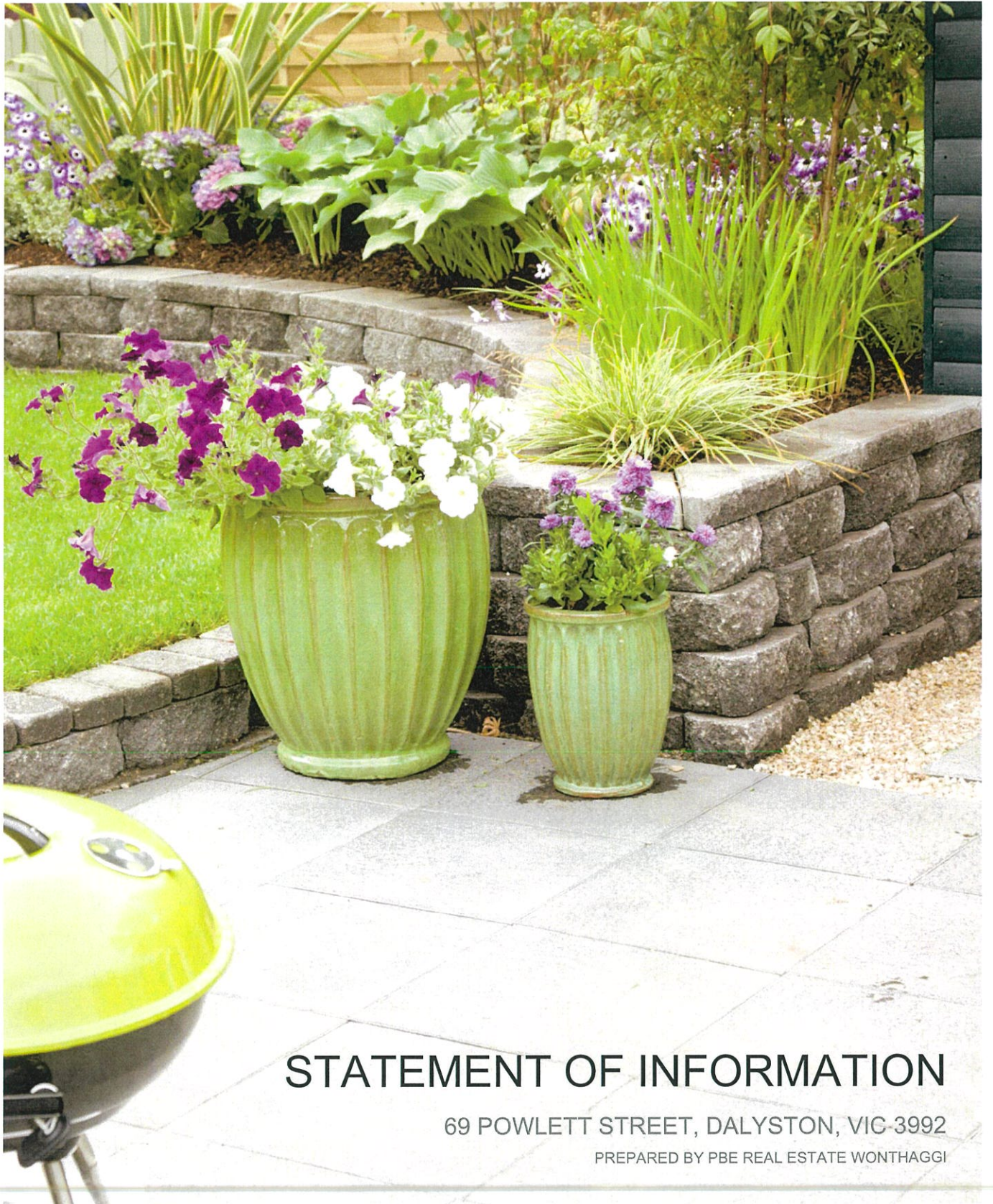




STATEMENT OF INFORMATION

69 POWLETT STREET, DALYSTON, VIC-3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



69 POWLETT STREET, DALYSTON, VIC

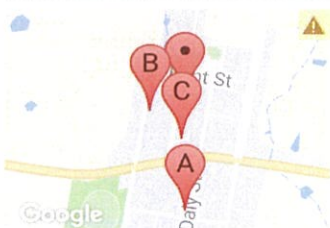
3 1 2

Indicative Selling Price

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

Price Range: **\$250,000 to \$255,000**

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

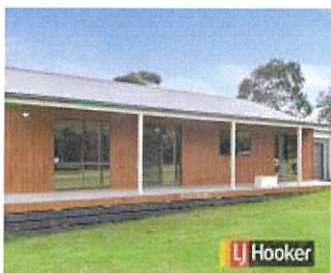
\$242,000

01 July 2016 to 30 June 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.



13 ELIZABETH ST, DALYSTON, VIC 3992

3 2 1

Sale Price

***\$229,000**

Sale Date: 16/06/2017

Distance from Property: 452m



61 TULLOCH ST, DALYSTON, VIC 3992

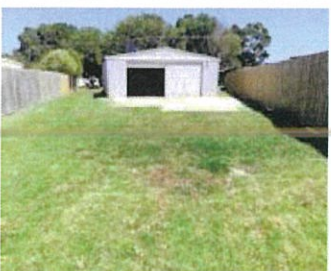
3 1 1

Sale Price

***\$272,000**

Sale Date: 13/04/2017

Distance from Property: 134m



49 POWLETT ST, DALYSTON, VIC 3992

- - -

Sale Price

***\$105,000**

Sale Date: 26/05/2017

Distance from Property: 161m



This report has been compiled on 10/07/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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
Including suburb and
postcode 69 POWLETT STREET, DALYSTON, VIC 3992

Indicative selling price

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

Price Range: \$250,000 to \$255,000

Median sale price

Median price \$242,000 House ☒ Unit ☐ Suburb DALYSTON

Period 01 July 2016 to 30 June 2017 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
13 ELIZABETH ST, DALYSTON, VIC 3992	*\$229,000	16/06/2017
61 TULLOCH ST, DALYSTON, VIC 3992	*\$272,000	13/04/2017
49 POWLETT ST, DALYSTON, VIC 3992	*\$105,000	26/05/2017