

STATEMENT OF INFORMATION

6 BLACKSMITH CLOSE, DALYSTON, VIC 3992

PREPARED BY KELLIE MORGAN, ALEX SCOTT & STAFF BASS VALLEY



ALEX SCOTT
AND STAFF

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BLACKSMITH CLOSE, DALYSTON, VIC

3 1 1

Indicative Selling Price

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

Price Range: **\$300,000 to \$325,000**

Provided by: Kellie Morgan, Alex Scott & Staff Bass Valley

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$265,000

01 January 2017 to 31 December 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.



8 SETTLEMENT WAY, DALYSTON, VIC 3992

3 1 1

Sale Price

***\$275,000**

Sale Date: 08/12/2017

Distance from Property: 80m



66 TULLOCH ST, DALYSTON, VIC 3992

3 2 2

Sale Price

\$365,000

Sale Date: 14/08/2017

Distance from Property: 358m



23 MARY ST, DALYSTON, VIC 3992

2 1 1

Sale Price

***\$285,000**

Sale Date: 11/10/2017

Distance from Property: 840m



This report has been compiled on 09/02/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - 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

6 BLACKSMITH CLOSE, DALYSTON, VIC 3992

Indicative selling price

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Price Range:

\$300,000 to \$325,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

DALYSTON

Period

01 January 2017 to 31 December 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
8 SETTLEMENT WAY, DALYSTON, VIC 3992	*\$275,000	08/12/2017
66 TULLOCH ST, DALYSTON, VIC 3992	\$365,000	14/08/2017
23 MARY ST, DALYSTON, VIC 3992	*\$285,000	11/10/2017