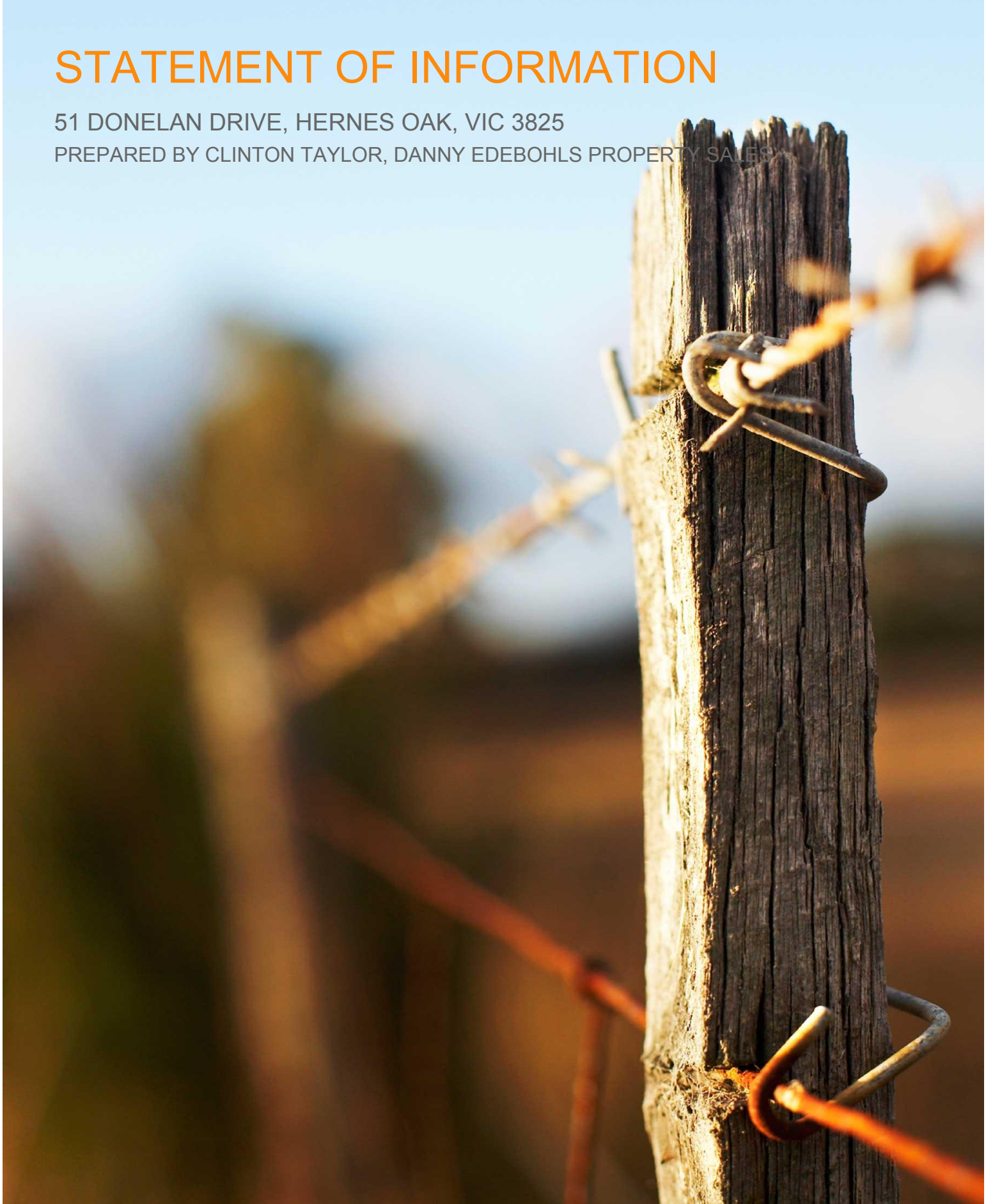


STATEMENT OF INFORMATION

51 DONELAN DRIVE, HERNES OAK, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 DONELAN DRIVE, HERNES OAK, VIC

5 3 2

Indicative Selling Price

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

Single Price: \$479,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



HERNES OAK, VIC, 3825

Suburb Median Sale Price (House)

\$460,000

01 April 2017 to 31 March 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.



60 PEARCES TRK, HERNES OAK, VIC 3825

4 2 4

Sale Price

\$475,000

Sale Date: 05/02/2018

Distance from Property: 1.2km



12 FRYS TRK, NEWBOROUGH, VIC 3825

4 2 8

Sale Price

\$460,000

Sale Date: 18/01/2018

Distance from Property: 1.2km



14 MAY RD, HERNES OAK, VIC 3825

4 2 8

Sale Price

\$460,000

Sale Date: 27/09/2017

Distance from Property: 2km



This report has been compiled on 14/05/2018 by Danny Edebohls Property Sales. 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

51 DONELAN DRIVE, HERNES OAK, VIC 3825

Indicative selling price

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

Single Price:

\$479,000

Median sale price

Median price

\$460,000

House

X

Unit


Suburb

HERNES OAK

Period

01 April 2017 to 31 March 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 |
|--------------------------------------|-----------|--------------|
| 60 PEARCES TRK, HERNES OAK, VIC 3825 | \$475,000 | 05/02/2018 |
| 12 FRY'S TRK, NEWBOROUGH, VIC 3825 | \$460,000 | 18/01/2018 |
| 14 MAY RD, HERNES OAK, VIC 3825 | \$460,000 | 27/09/2017 |