



STATEMENT OF INFORMATION

8 SETTLEMENT WAY, DALYSTON, VIC-3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 SETTLEMENT WAY, DALYSTON, VIC

3 1 -

Indicative Selling Price

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

Price Range: **\$275,000 to \$275,000**

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$263,500

01 October 2016 to 30 September 2017

Provided by:

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.



69 POWLETT ST, DALYSTON, VIC 3992

3 1 2

Sale Price

***\$259,000**

Sale Date: 05/09/2017

Distance from Property: 307m



105 ARCHIES CREEK RD, ARCHIES CREEK, VIC

3 2 2

Sale Price

***\$252,500**

Sale Date: 31/08/2017

Distance from Property: 2km



4193 BASS HWY, DALYSTON, VIC 3992

3 2 1

Sale Price

\$265,000

Sale Date: 13/08/2017

Distance from Property: 491m



This report has been compiled on 03/11/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 8 SETTLEMENT WAY, DALYSTON, VIC 3992


Indicative selling price

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

Price Range: \$275,000 to \$275,000

Median sale price

Median price \$263,500 House ☒ Unit ☐ Suburb DALYSTON

Period 01 October 2016 to 30 September 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
69 POWLETT ST, DALYSTON, VIC 3992	*\$259,000	05/09/2017
105 ARCHIES CREEK RD, ARCHIES CREEK, VIC 3995	*\$252,500	31/08/2017
4193 BASS HWY, DALYSTON, VIC 3992	\$265,000	13/08/2017