

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



714 STANLEY ROAD, STANLEY, VIC 3747

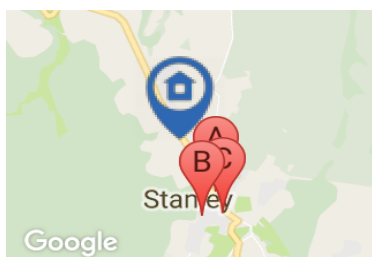
 3  1  2

Indicative Selling Price

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

\$330,000 to \$359,000

SUBURB MEDIAN



STANLEY, VIC, 3747

Suburb Median Sale Price (House)

\$280,000

01 April 2016 to 31 March 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.



3 OLD MILL LANE, STANLEY, VIC 3747

 3  1  1

Sale Price

\$300,000

Sale Date: 03/08/2016

Distance from Property: 892m



39 ROSENGREN LANE, STANLEY, VIC 3747

 3  1  -

Sale Price

\$310,000

Sale Date: 15/10/2015

Distance from Property: 1.1km



25 BEECHWORTH-STANLEY RD, STANLEY, VIC

 3  1  1

Sale Price

\$380,000

Sale Date: 19/10/2015

Distance from Property: 1.2km



This report has been compiled on 17/05/2017 by Indigo Real Estate. 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

714 STANLEY ROAD, STANLEY, VIC 3747

Indicative selling price

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

Single Price / Range

\$330,000 to \$359,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

STANLEY

Period

01 April 2016 to 31 March 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
3 OLD MILL LANE, STANLEY, VIC 3747	\$300,000	03/08/2016
39 ROSENGREN LANE, STANLEY, VIC 3747	\$310,000	15/10/2015
25 BEECHWORTH-STANLEY RD, STANLEY, VIC 3747	\$380,000	19/10/2015