

STATEMENT OF INFORMATION

1910 WILLOW GROVE ROAD, WILLOW GROVE, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1910 WILLOW GROVE ROAD, WILLOW

5 2 4

Indicative Selling Price

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

Single Price:

\$690,000

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



WILLOW GROVE, VIC, 3825

Suburb Median Sale Price (House)

\$275,000

01 October 2016 to 30 September 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.



1171 MOE-WILLOW GROVE RD, WILLOW

3 - -

Sale Price

\$875,000

Sale Date: 21/12/2016

Distance from Property: 3.5km



185 HUNTS RD, WILLOW GROVE, VIC

3 2 2

Sale Price

\$635,000

Sale Date: 20/10/2016

Distance from Property: 1.2km



1826 WILLOW GROVE RD, WILLOW

3 2 2

Sale Price

\$760,000

Sale Date: 30/04/2016

Distance from Property: 702m



This report has been compiled on 10/11/2017 by Danny Edebohls Property Sales. 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

1910 WILLOW GROVE ROAD, WILLOW GROVE, VIC 3825

Indicative selling price

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

Single Price:

\$690,000

Median sale price

Median price

\$275,000

House

X

Unit


Suburb

WILLOW GROVE

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
1171 MOE-WILLOW GROVE RD, WILLOW GROVE, VIC 3825	\$875,000	21/12/2016
185 HUNTS RD, WILLOW GROVE, VIC 3825	\$635,000	20/10/2016
1826 WILLOW GROVE RD, WILLOW GROVE, VIC 3825	\$760,000	30/04/2016