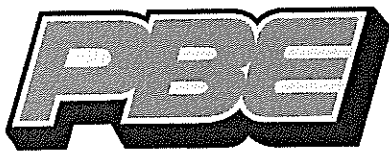


STATEMENT OF INFORMATION

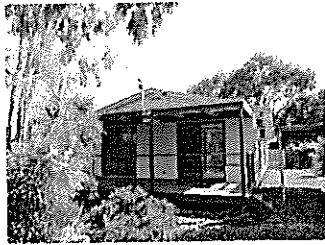
W. STATION STREET, WORTHINGTON, W. 1000

WE HAVE CONDUCTED AN ESTATE APPRAISAL



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



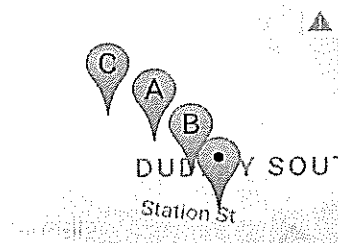
16 STATION STREET, SOUTH DUDLEY, VIC 3 1 1

Indicative Selling Price

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

Price Range: **\$269,000 to \$269,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

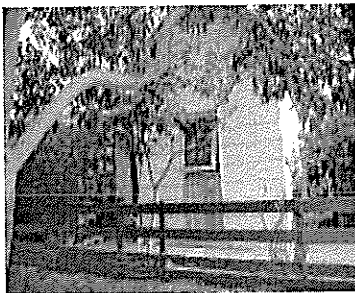
\$226,000

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.



25 DUDLEY ST, SOUTH DUDLEY, VIC 3995

3 1 1

Sale Price

***\$239,000**

Sale Date: 07/10/2017

Distance from Property: 3.33m



30 EPSOM ST, SOUTH DUDLEY, VIC 3995

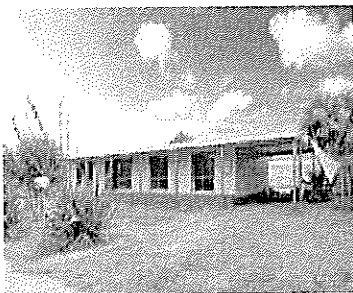
3 1 3

Sale Price

***\$262,000**

Sale Date: 06/07/2017

Distance from Property: 153m



51 ALEXANDER RD, SOUTH DUDLEY, VIC 3995

3 2 1

Sale Price

\$292,000

Sale Date: 19/06/2017

Distance from Property: 512m



This report has been compiled on 13/10/2017 by PBE Real Estate Wonthaggi. 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

16 STATION STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range: \$269,000 to \$269,000

Median sale price

Median price

\$226,000

House

☒

Unit

☐

Suburb

SOUTH DUDLEY

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

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
25 DUDLEY ST, SOUTH DUDLEY, VIC 3995	*\$239,000	07/10/2017
30 EPSOM ST, SOUTH DUDLEY, VIC 3995	*\$262,000	06/07/2017
51 ALEXANDER RD, SOUTH DUDLEY, VIC 3995	\$292,000	19/06/2017