

STATEMENT OF INFORMATION

2 HIGHVIEW COURT, 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



2 HIGHVIEW COURT, WILLOW GROVE, VIC - - -

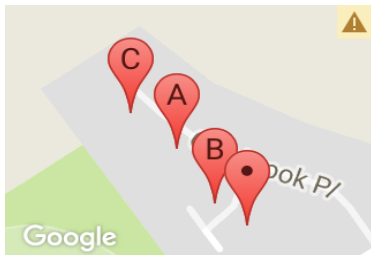
Indicative Selling Price

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

Single Price: **\$136,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



WILLOW GROVE, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$105,000

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.



10 GLENBROOK PL, WILLOW GROVE, VIC 3825 - - -

Sale Price

\$105,000

Sale Date: 10/05/2017

Distance from Property: 89m



9 HIGHVIEW CRT, WILLOW GROVE, VIC 3825 - - -

Sale Price

\$105,000

Sale Date: 15/05/2017

Distance from Property: 33m



13 GLENBROOK PL, WILLOW GROVE, VIC 3825 - - -

Sale Price

\$135,000

Sale Date: 09/06/2017

Distance from Property: 138m



This report has been compiled on 01/11/2017 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

2 HIGHVIEW COURT, WILLOW GROVE, VIC 3825

Indicative selling price

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

Single Price:

\$136,000

Median sale price

Median price

\$105,000

House

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
10 GLENBROOK PL, WILLOW GROVE, VIC 3825	\$105,000	10/05/2017
9 HIGHVIEW CRT, WILLOW GROVE, VIC 3825	\$105,000	15/05/2017
13 GLENBROOK PL, WILLOW GROVE, VIC 3825	\$135,000	09/06/2017