





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/25-27 SOUTH DUDLEY ROAD, SOUTH





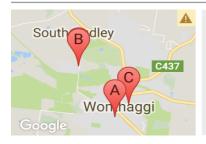


Indicative Selling Price

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

Single Price: \$239,000

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (Unit)

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.



3/21 HUNTER ST, WONTHAGGI, VIC 3995







Sale Price

*\$227,000

Sale Date: 14/09/2017

Distance from Property: 1.8km





2/21 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 🕮 2 🕒 1







Sale Price

\$224,000

Sale Date: 07/07/2017

Distance from Property: 34m





6/3 BAILLIEU ST, WONTHAGGI, VIC 3995







Sale Price

\$232,500

Sale Date: 17/05/2017

Distance from Property: 1.7km



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	2/25-27 SOUTH DUDLEY ROAD, SOUTH DUDLEY, VIC 3995
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single Price:	\$239,000				

Median sale price

Median price		House	Unit	X	Suburb	SOUTH DUDLEY
Period	01 October 2016 to 30 2017	September	Sour	rce	ı	oricefinder

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
3/21 HUNTER ST, WONTHAGGI, VIC 3995	*\$227,000	14/09/2017
2/21 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	\$224,000	07/07/2017
6/3 BAILLIEU ST, WONTHAGGI, VIC 3995	\$232,500	17/05/2017

