



STATEMENT OF INFORMATION

53 JONES ROAD, RYANSTON, VIC-3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 JONES ROAD, RYANSTON, VIC 3992

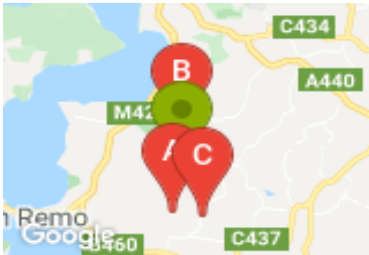
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Indicative Selling Price

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

Price Range: **\$310,000 to \$340,000**

MEDIAN SALE PRICE



RYANSTON, VIC, 3992

Suburb Median Sale Price (House)

\$515,000

01 July 2019 to 30 June 2020

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.



525 DALYSTON-GLEN FORBES RD,

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Sale Price

\$400,000

Sale Date: 23/03/2020

Distance from Property: 4.8km



580 GRANTVILLE-GLEN ALVIE RD, ALMURTA,

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Sale Price

\$455,000

Sale Date: 08/07/2020

Distance from Property: 4.5km



2395 LOCH-WONTHAGGI RD, RYANSTON, VIC

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Sale Price

\$520,000

Sale Date: 11/11/2019

Distance from Property: 5.6km



This report has been compiled on 11/09/2020 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.

Property offered for

Address
Including suburb and
postcode

53 JONES ROAD, RYANSTON, VIC 3992

Indicative selling price

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

Price Range:

\$310,000 to \$340,000

Median sale price

Median price

\$515,000

Property type

House

Suburb

RYANSTON

Period

01 July 2019 to 30 June 2020

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

Price

Date of sale

525 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$400,000	23/03/2020
580 GRANTVILLE-GLEN ALVIE RD, ALMURTA, VIC 3979	\$455,000	08/07/2020
2395 LOCH-WONTHAGGI RD, RYANSTON, VIC 3992	\$520,000	11/11/2019

This Statement of Information was prepared on:

11/09/2020