

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1565 Little Yarra Road, Powelltown Vic 3797

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price*

Median price House Unit Suburb or locality Powelltown

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	30 Messmate CI POWELLTOWN 3797	\$400,000	27/07/2017
2	1648 Little Yarra Rd POWELLTOWN 3797	\$396,000	23/10/2017
3	17 Blake St POWELLTOWN 3797	\$360,000	04/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price

\$400,000 - \$440,000

No median price available



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 872 sqm approx

[Agent Comments](#)

Comparable Properties



30 Messmate CI POWELLTOWN 3797 (REI)

[Agent Comments](#)



Price: \$400,000

Method: Private Sale

Date: 27/07/2017

Rooms: 6

Property Type: House

Land Size: 1800 sqm approx



1648 Little Yarra Rd POWELLTOWN 3797 (REI/VG)

[Agent Comments](#)



Price: \$396,000

Method: Private Sale

Date: 23/10/2017

Rooms: 8

Property Type: House

Land Size: 910 sqm approx



17 Blake St POWELLTOWN 3797 (REI)

[Agent Comments](#)



Price: \$360,000

Method: Private Sale

Date: 04/09/2017

Rooms: 7

Property Type: House

Land Size: 700 sqm approx