

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20-24 LITTLE SCOTLAND ROAD,

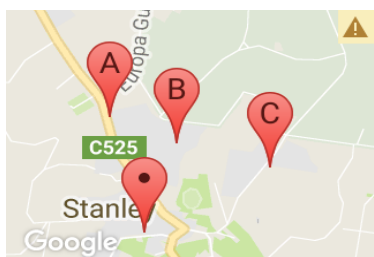
 4  1  2

Indicative Selling Price

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

Single Price: \$465,000

MEDIAN SALE PRICE



STANLEY, VIC, 3747

Suburb Median Sale Price (House)

\$369,500

01 July 2016 to 30 June 2017

Provided by: 

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.



759 STANLEY RD, STANLEY, VIC 3747

 3  2  5

Sale Price

***\$450,000**

Sale Date: 17/07/2017

Distance from Property: 871m



52 PIONEER RD, STANLEY, VIC 3747

 3  1  1

Sale Price

\$450,000

Sale Date: 08/05/2017

Distance from Property: 688m



60 LOWER NINE MILE RD, STANLEY, VIC 3747

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Sale Price

\$545,000

Sale Date: 21/01/2016

Distance from Property: 963m



This report has been compiled on 03/08/2017 by Indigo Real Estate. 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

20-24 LITTLE SCOTLAND ROAD, STANLEY, VIC 3747

Indicative selling price

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

Single Price:

\$465,000

Median sale price

Median price

\$369,500

House

X

Unit


Suburb

STANLEY

Period

01 July 2016 to 30 June 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
759 STANLEY RD, STANLEY, VIC 3747	*\$450,000	17/07/2017
52 PIONEER RD, STANLEY, VIC 3747	\$450,000	08/05/2017
60 LOWER NINE MILE RD, STANLEY, VIC 3747	\$545,000	21/01/2016