



## STATEMENT OF INFORMATION

78 MT STANLEY ROAD, STANLEY, VIC 3747

PREPARED BY ROD DEVLIN, DEVLIN BEECHWORTH, PHONE: 0400 281 999

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**78 MT STANLEY ROAD, STANLEY, VIC**

 3  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$250,000 to \$270,000**

Provided by: Rod Devlin, Devlin Beechworth

## MEDIAN SALE PRICE



**STANLEY, VIC, 3747**

**Suburb Median Sale Price (House)**

**\$427,000**

01 October 2016 to 30 September 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.



**3 OLD MILL LANE, STANLEY, VIC 3747**

 3  1  1

**Sale Price**

**\$300,000**

Sale Date: 03/08/2016

Distance from Property: 1km



**44 MT STANLEY RD, STANLEY, VIC 3747**

 3  1  -

**Sale Price**

**\$280,000**

Sale Date: 04/05/2016

Distance from Property: 285m



**760 STANLEY RD, STANLEY, VIC 3747**

 3  2  1

**Sale Price**

**\$260,003**

Sale Date: 17/12/2016

Distance from Property: 1.5km



This report has been compiled on 24/10/2017 by Devlin Beechworth. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

78 MT STANLEY ROAD, STANLEY, VIC 3747

Indicative selling price

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Price Range:

\$250,000 to \$270,000

Median sale price

Median price

\$427,000

House

X

Unit


Suburb

STANLEY

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
3 OLD MILL LANE, STANLEY, VIC 3747	\$300,000	03/08/2016
44 MT STANLEY RD, STANLEY, VIC 3747	\$280,000	04/05/2016
760 STANLEY RD, STANLEY, VIC 3747	\$260,003	17/12/2016