



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



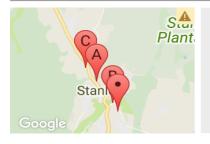
STANLEY, VIC, 3747

\$427,000

Suburb Median Sale Price (House)

01 October 2016 to 30 September 2017

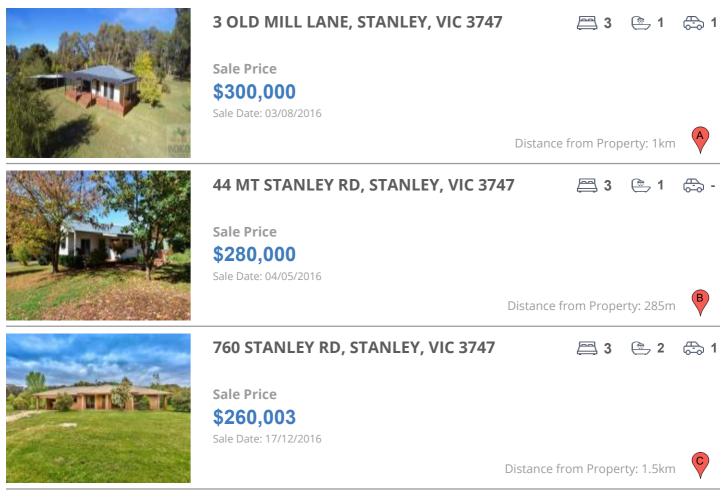
MEDIAN SALE PRICE



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.

Provided by: pricefinder



This report has been compiled on 24/10/2017 by Devlin Beechworth. 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 78 MT STANLEY ROAD, STANLEY, VIC 3747

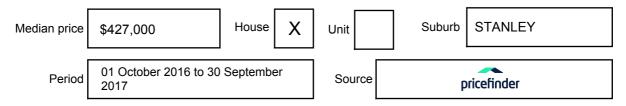
Indicative selling price

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

Price Range:

\$250,000 to \$270,000

Median sale price



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