



# STATEMENT OF INFORMATION

34 RACECOURSE CRESCENT, DALYSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



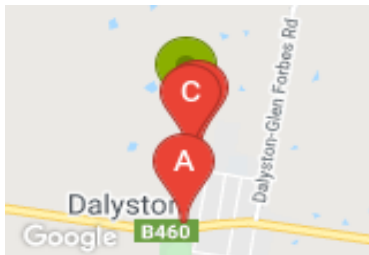
**34 RACECOURSE CRESCENT, DALYSTON,** - - -

### Indicative Selling Price

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

Single Price: **\$339,000**

## MEDIAN SALE PRICE



### DALYSTON, VIC, 3992

Suburb Median Sale Price (Vacant Land)

**\$282,500**

01 July 2021 to 30 September 2021

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.



### 2 STABLE CL, DALYSTON, VIC 3992

- - -

Sale Price

**\$290,000**

Sale Date: 21/07/2021

Distance from Property: 686m



### 3 MCRAE DR, DALYSTON, VIC 3992

- - -

Sale Price

**\$275,000**

Sale Date: 01/08/2021

Distance from Property: 184m



### 10 MCRAE DR, DALYSTON, VIC 3992

- - -

Sale Price

**\*\$294,000**

Sale Date: 18/10/2021

Distance from Property: 193m



This report has been compiled on 27/10/2021 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2021 - [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

**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.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

34 RACECOURSE CRESCENT, DALYSTON, VIC 3992

### Indicative selling price

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

Single Price:

\$339,000

### Median sale price

Median price

\$282,500

Property type

Vacant Land

Suburb

DALYSTON

Period

01 July 2021 to 30 September 2021

Source

pricfinder

### 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

2 STABLE CL, DALYSTON, VIC 3992	\$290,000	21/07/2021
3 MCRAE DR, DALYSTON, VIC 3992	\$275,000	01/08/2021
10 MCRAE DR, DALYSTON, VIC 3992	*\$294,000	18/10/2021

This Statement of Information was prepared on:

27/10/2021