



STATEMENT OF INFORMATION

2/1 CARL STREET, SOUTH DUDLEY, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/1 CARL STREET, SOUTH DUDLEY, VIC

2 1 1

Indicative Selling Price

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

Price Range: **\$299,000 to \$299,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (Unit)

\$235,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



3/35 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC

2 1 1

Sale Price

\$237,000

Sale Date: 05/01/2018

Distance from Property: 119m



25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC

2 1 1

Sale Price

****\$236,000**

Sale Date: 17/11/2017

Distance from Property: 64m



2/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC

2 1 1

Sale Price

\$236,000

Sale Date: 16/11/2017

Distance from Property: 48m



© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

2/1 CARL STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range: \$299,000 to \$299,000

Median sale price

Median price

\$235,000

House

Unit

X

Suburb

SOUTH DUDLEY

Period

01 April 2017 to 31 March 2018

Source


pricefinder

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
3/35 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	\$237,000	05/01/2018
25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	**\$236,000	17/11/2017
2/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	\$236,000	16/11/2017