



STATEMENT OF INFORMATION

37 TULLOCH STREET, DALYSTON, VIC 3992

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 TULLOCH STREET, DALYSTON, VIC

3 bedrooms 2 bathrooms 1 car space

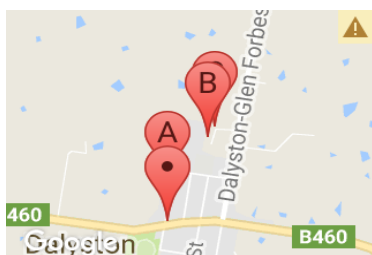
Indicative Selling Price

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

Single Price: \$359,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$262,000

01 October 2016 to 30 September 2017

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.



66 TULLOCH ST, DALYSTON, VIC 3992

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$365,000

Sale Date: 14/08/2017

Distance from Property: 250m



24 CHURCH CL, DALYSTON, VIC 3992

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$349,000

Sale Date: 26/06/2017

Distance from Property: 654m



12 CHURCH CL, DALYSTON, VIC 3992

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$370,000

Sale Date: 28/12/2016

Distance from Property: 740m



This report has been compiled on 02/12/2017 by Alex Scott Wonthaggi. 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

37 TULLOCH STREET, DALYSTON, VIC 3992

Indicative selling price

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

Single Price:

\$359,000

Median sale price

Median price

\$262,000

House

X

Unit


Suburb

DALYSTON

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
66 TULLOCH ST, DALYSTON, VIC 3992	\$365,000	14/08/2017
24 CHURCH CL, DALYSTON, VIC 3992	\$349,000	26/06/2017
12 CHURCH CL, DALYSTON, VIC 3992	\$370,000	28/12/2016