

STATEMENT OF INFORMATION

225 KOETSVELDT ROAD, RYANSTON, VIC 3992

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

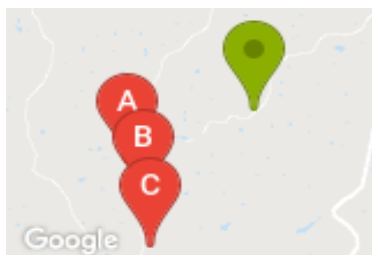
**225 KOETSVELDT ROAD, RYANSTON, VIC**  3  1  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$556,000 to \$614,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



RYANSTON, VIC, 3992

Suburb Median Sale Price (House)

\$770,000

01 July 2017 to 30 June 2018

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.

**505 DALYSTON-GLEN FORBES RD,** 3  1  2

Sale Price

\$592,500

Sale Date: 20/11/2017

Distance from Property: 1.8km

**445 DALYSTON-GLEN FORBES RD,** 3  2  4

Sale Price

\$543,000

Sale Date: 13/01/2017

Distance from Property: 1.9km

**375 DALYSTON-GLEN FORBES RD,** 4  2  2

Sale Price

\$620,000

Sale Date: 17/08/2016

Distance from Property: 2.4km

**This report has been compiled on 04/07/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

225 KOETSVELDT ROAD, RYANSTON, VIC 3992

Indicative selling price

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

Price Range:

\$556,000 to \$614,000

Median sale price

Median price

\$770,000

House

X

Unit


Suburb

RYANSTON

Period

01 July 2017 to 30 June 2018

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
505 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$592,500	20/11/2017
445 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$543,000	13/01/2017
375 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$620,000	17/08/2016