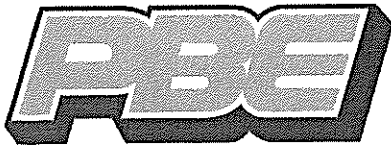


STATEMENT OF INFORMATION

22 HULL STREET, SOUTH DUDLEY, VIC 3995

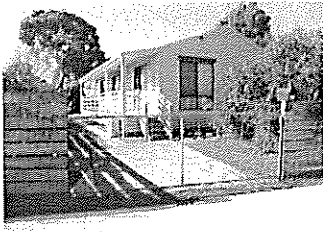
PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 17(2) of the Estate Agents Act 1980



22 HULL STREET, SOUTH DUDLEY, VIC

2 1 -

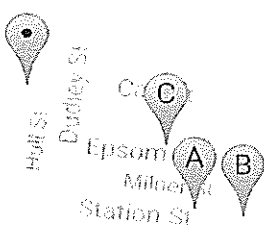
Indicative Selling Price

Indicative Selling Price is based on the following information:

Single Price: **\$249,000**

MEDIAN SALE PRICE

Median Sale Price is based on the following information:



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (based on)

\$239,000

Source: [www.realestate.com.au](#)

COMPARABLE PROPERTIES

This is a general guide only and does not constitute an offer of any financial product. The information is provided for general information only and is not intended to be used as a basis for any financial decision. The information is provided for general information only and is not intended to be used as a basis for any financial decision.



16 STATION ST, SOUTH DUDLEY, VIC 3995

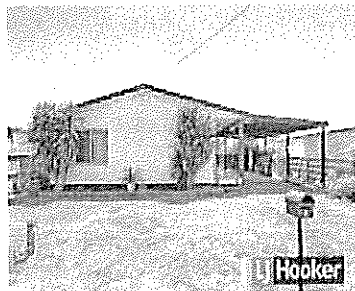
3 1 1

Sale Price

***\$265,000**

Source: [www.realestate.com.au](#)

Source: [www.realestate.com.au](#)



6 STATION ST, SOUTH DUDLEY, VIC 3995

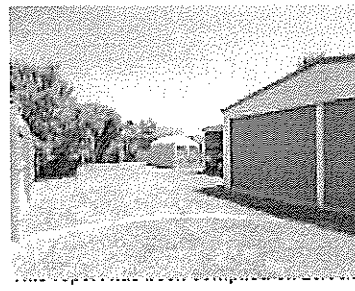
3 1 2

Sale Price

***\$279,000**

Source: [www.realestate.com.au](#)

Source: [www.realestate.com.au](#)



24 EPSOM ST, SOUTH DUDLEY, VIC 3995

3 1 2

Sale Price

***\$285,000**

Source: [www.realestate.com.au](#)

Source: [www.realestate.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

22 HULL STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Single Price:

\$249,000

Median sale price

Median price

\$239,000

House

X

Unit

Suburb

SOUTH DUDLEY

Period

01 January 2017 to 31 December
2017

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 |
|---------------------------------------|------------|--------------|
| 16 STATION ST, SOUTH DUDLEY, VIC 3995 | *\$265,000 | 21/02/2018 |
| 6 STATION ST, SOUTH DUDLEY, VIC 3995 | *\$279,000 | 15/02/2018 |
| 24 EPSOM ST, SOUTH DUDLEY, VIC 3995 | *\$285,000 | 19/01/2018 |