

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



780 LANG LANG-POOWONG ROAD,

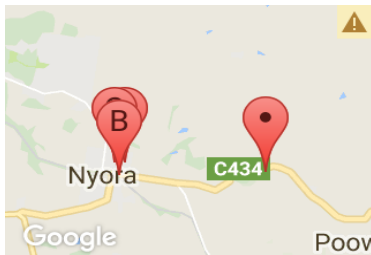
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Indicative Selling Price

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

Price Range: **\$460,000 to \$500,000**

MEDIAN SALE PRICE



POOWONG, VIC, 3988

Suburb Median Sale Price (House)

\$399,000

01 July 2016 to 30 June 2017

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.



35 HATCHS RD, NYORA, VIC 3987

3 2 6

Sale Price

\$632,000

Sale Date: 15/03/2017

Distance from Property: 3.6km



340 LANG LANG-POOWONG RD, NYORA, VIC

3 2 2

Sale Price

\$442,500

Sale Date: 14/02/2017

Distance from Property: 3.8km



30 FORSTER DR, NYORA, VIC 3987

3 1 2

Sale Price

\$450,000

Sale Date: 17/08/2016

Distance from Property: 3.9km



This report has been compiled on 24/08/2017 by One Agency Robert Mure. 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

780 LANG LANG-POOWONG ROAD, POOWONG, VIC 3988

Indicative selling price

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

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$399,000

House

X

Unit

Suburb

POOWONG

Period

01 July 2016 to 30 June 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
35 HATCHS RD, NYORA, VIC 3987	\$632,000	15/03/2017
340 LANG LANG-POOWONG RD, NYORA, VIC 3987	\$442,500	14/02/2017
30 FORSTER DR, NYORA, VIC 3987	\$450,000	17/08/2016