

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



294 CEMETERY LANE, KING VALLEY, VIC  3  1  -

Indicative Selling Price

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

Single Price: **\$340,000**

MEDIAN SALE PRICE



KING VALLEY, VIC, 3678

Suburb Median Sale Price (House)

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.



44 EDI-CHESHUNT RD, EDI, VIC 3678

 3  1  2

Sale Price

\$310,101

Sale Date: 23/02/2017

Distance from Property: 4.9km



26 EDI-CHESHUNT RD, EDI, VIC 3678

 3  1  2

Sale Price

\$375,000

Sale Date: 17/01/2017

Distance from Property: 4.8km



2390 BENALLA-WHITFIELD RD, MYRRHEE, VIC

 3  2  2

Sale Price

\$330,000

Sale Date: 25/11/2016

Distance from Property: 9km



This report has been compiled on 07/07/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© 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

294 CEMETERY LANE, KING VALLEY, VIC 3678

Indicative selling price

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

Single Price:

\$340,000

Median sale price

Median price

House

X

Unit


Suburb

KING VALLEY

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
44 EDI-CHESHUNT RD, EDI, VIC 3678	\$310,101	23/02/2017
26 EDI-CHESHUNT RD, EDI, VIC 3678	\$375,000	17/01/2017
2390 BENALLA-WHITFIELD RD, MYRRHEE, VIC 3732	\$330,000	25/11/2016