

STATEMENT OF INFORMATION

47 ALEXANDER ROAD, SOUTH DUDLEY, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 ALEXANDER ROAD, SOUTH DUDLEY,

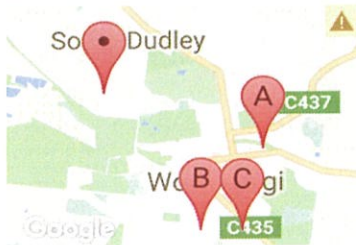
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Indicative Selling Price

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

Price Range: **\$229,000 to \$229,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

\$229,500

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.



24 BENT ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$226,000**

Sale Date: 12/07/2017

Distance from Property: 2.3km



81 BROOME CRES, WONTHAGGI, VIC 3995

3 2 2

Sale Price

***\$250,000**

Sale Date: 09/08/2017

Distance from Property: 2.4km



9 CALEDONIAN CRES, WONTHAGGI, VIC 3995

3 1 3

Sale Price

***\$251,000**

Sale Date: 01/08/2017

Distance from Property: 2.8km



This report has been compiled on 24/08/2017 by PBE Real Estate 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

47 ALEXANDER ROAD, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range: \$229,000 to \$229,000

Median sale price

Median price

\$229,500

House

X

Unit

Suburb

SOUTH DUDLEY

Period

01 July 2016 to 30 June 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
24 BENT ST, WONTHAGGI, VIC 3995	*\$226,000	12/07/2017
81 BROOME CRES, WONTHAGGI, VIC 3995	*\$250,000	09/08/2017
9 CALEDONIAN CRES, WONTHAGGI, VIC 3995	*\$251,000	01/08/2017