



STATEMENT OF INFORMATION

5/21-23 SOUTH DUDLEY ROAD, SOUTH DUDLEY, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/21-23 SOUTH DUDLEY ROAD, SOUTH

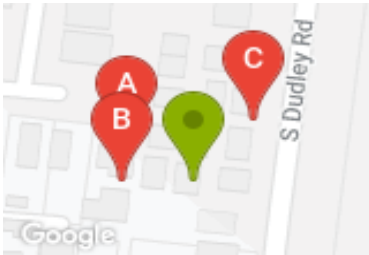
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Indicative Selling Price

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

Price Range: **\$279,000 to \$279,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (Unit)

01 July 2018 to 30 June 2019

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.



2/1 CARL ST, SOUTH DUDLEY, VIC 3995

2 1 1

Sale Price

\$297,000

Sale Date: 19/06/2018

Distance from Property: 31m



3/1 CARL ST, SOUTH DUDLEY, VIC 3995

2 1 1

Sale Price

\$297,000

Sale Date: 09/06/2018

Distance from Property: 28m



7/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC

2 1 1

Sale Price

\$265,000

Sale Date: 22/05/2018

Distance from Property: 36m



This report has been compiled on 21/09/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5/21-23 SOUTH DUDLEY ROAD, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range:

\$279,000 to \$279,000

Median sale price

Median price

Property type

Unit

Suburb

SOUTH DUDLEY

Period

01 July 2018 to 30 June 2019

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

2/1 CARL ST, SOUTH DUDLEY, VIC 3995	\$297,000	19/06/2018
3/1 CARL ST, SOUTH DUDLEY, VIC 3995	\$297,000	09/06/2018
7/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	\$265,000	22/05/2018

This Statement of Information was prepared on:

21/09/2019