



STATEMENT OF INFORMATION

22 DALYSTON-GLEN FORBES ROAD, DALYSTON, VIC 3992

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 DALYSTON-GLEN FORBES ROAD,

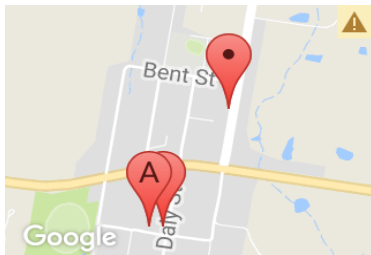
2 1 1

Indicative Selling Price

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

Single Price: **\$225,000**

MEDIAN SALE PRICE



DALYSTON, VIC, 3992

Suburb Median Sale Price (House)

\$262,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



19 ELIZABETH ST, DALYSTON, VIC 3992

2 1 1

Sale Price

Price Withheld

Sale Date: 18/09/2017

Distance from Property: 492m



13 ELIZABETH ST, DALYSTON, VIC 3992

3 2 1

Sale Price

\$229,000

Sale Date: 03/06/2017

Distance from Property: 469m



This report has been compiled on 16/11/2017 by PBE Real Estate Wonthaggi. 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

22 DALYSTON-GLEN FORBES ROAD, DALYSTON, VIC 3992

Indicative selling price

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

Single Price:

\$225,000

Median sale price

Median price

\$262,000

House

X

Unit


Suburb

DALYSTON

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
19 ELIZABETH ST, DALYSTON, VIC 3992	Price Withheld	18/09/2017
13 ELIZABETH ST, DALYSTON, VIC 3992	\$229,000	03/06/2017