



STATEMENT OF INFORMATION

29 ELIZABETH COURT, WESTBURY, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 ELIZABETH COURT, WESTBURY, VIC

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Indicative Selling Price

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

Single Price: **\$482,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



WESTBURY, VIC, 3825

Suburb Median Sale Price (House)

\$387,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



1275 WILLOW GROVE RD, WILLOW GROVE,

3 1 2

Sale Price

\$462,000

Sale Date: 20/07/2017

Distance from Property: 7.1km



135 HUNTS RD, WILLOW GROVE, VIC 3825

3 1 5

Sale Price

\$470,000

Sale Date: 10/04/2017

Distance from Property: 11km



4230 OLD SALE RD, WESTBURY, VIC 3825

3 1 7

Sale Price

\$500,000

Sale Date: 20/02/2017

Distance from Property: 905m



This report has been compiled on 16/03/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - 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

29 ELIZABETH COURT, WESTBURY, VIC 3825

Indicative selling price

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

Single Price:

\$482,000

Median sale price

Median price

\$387,500

House

X

Unit

Suburb

WESTBURY

Period

01 January 2017 to 31 December 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
1275 WILLOW GROVE RD, WILLOW GROVE, VIC 3825	\$462,000	20/07/2017
135 HUNTS RD, WILLOW GROVE, VIC 3825	\$470,000	10/04/2017
4230 OLD SALE RD, WESTBURY, VIC 3825	\$500,000	20/02/2017