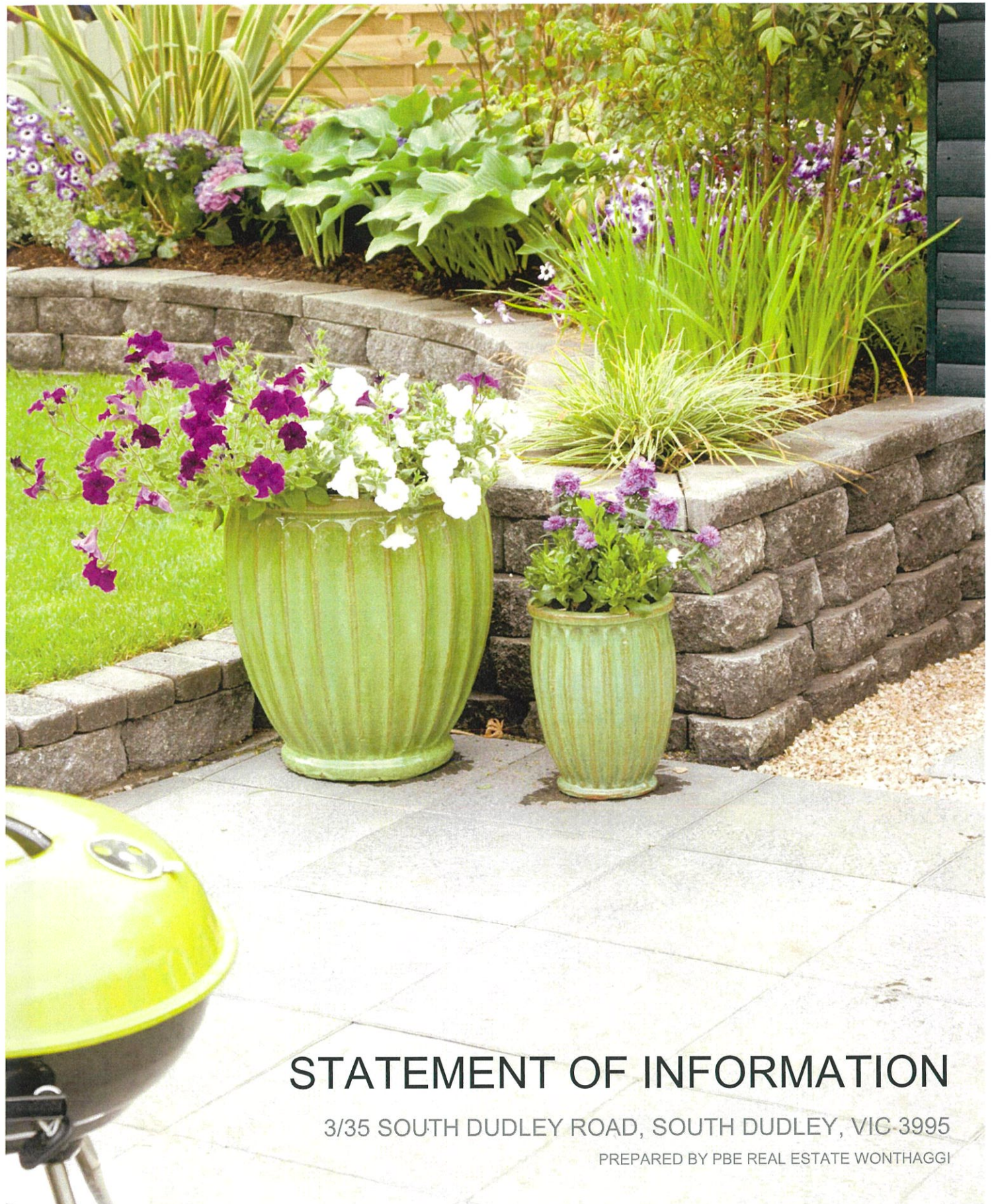




STATEMENT OF INFORMATION

3/35 SOUTH DUDLEY ROAD, SOUTH DUDLEY, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/35 SOUTH DUDLEY ROAD, SOUTH

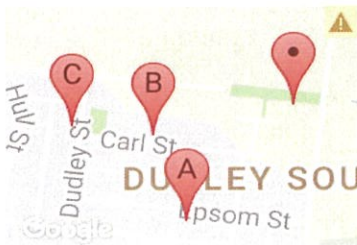
2 1 1

Indicative Selling Price

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

Price Range: **\$239,000 to \$239,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

\$229,500

01 October 2016 to 30 September 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.



11 EPSOM ST, SOUTH DUDLEY, VIC 3995

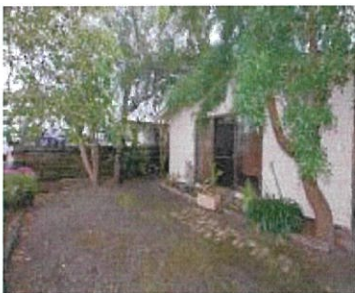
2 1 1

Sale Price

\$216,500

Sale Date: 25/02/2017

Distance from Property: 278m



26 CARL ST, SOUTH DUDLEY, VIC 3995

2 1 2

Sale Price

\$233,000

Sale Date: 07/12/2016

Distance from Property: 241m



25 DUDLEY ST, SOUTH DUDLEY, VIC 3995

3 1 1

Sale Price

***\$239,000**

Sale Date: 07/10/2017

Distance from Property: 375m



This report has been compiled on 01/11/2017 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 3/35 SOUTH DUDLEY ROAD, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range: \$239,000 to \$239,000

Median sale price

Median price \$229,500

House ☒

Unit ☐

Suburb SOUTH DUDLEY

Period 01 October 2016 to 30 September 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
11 EPSOM ST, SOUTH DUDLEY, VIC 3995	\$216,500	25/02/2017
26 CARL ST, SOUTH DUDLEY, VIC 3995	\$233,000	07/12/2016
25 DUDLEY ST, SOUTH DUDLEY, VIC 3995	*\$239,000	07/10/2017