

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

183 Dehnerts Road Daisy Hill VIC 3465

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$498,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$264,000

*House

*Unit

Suburb

Daisy Hill

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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

73 Dehnerts Road Daisy Hill VIC 3465	\$463,000	03-Aug-18
16 George Cook Drive South Daisy Hill VIC 3465	\$446,000	10-Sep-18

OR

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

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73 Dehnerts Road Daisy Hill VIC 3465
 4
  2
  2

 Sold Price **\$463,000** Sold Date **03-Aug-18**

 Distance **1.16km**

16 George Cook Drive South Daisy Hill VIC 3465
 5
  2
  2

 Sold Price **\$446,000** Sold Date **10-Sep-18**

 Distance **2.07km**

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