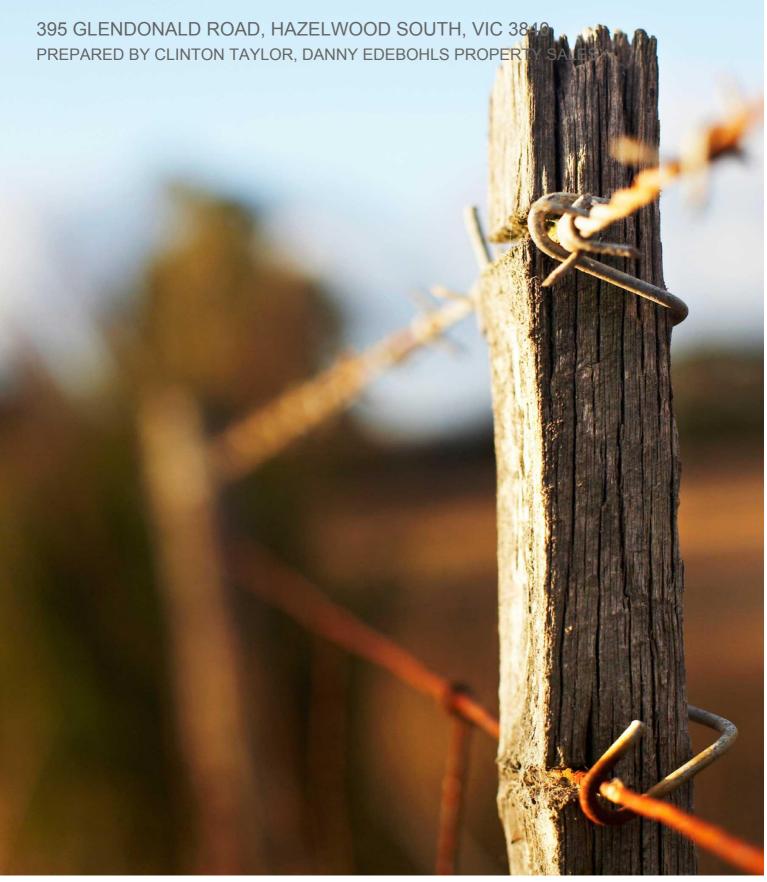
## STATEMENT OF INFORMATION







### Danny Edebohls OPERTYSALE

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 395 GLENDONALD ROAD, HAZELWOOD







**Indicative Selling Price** 

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

Single Price: \$320,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

#### **MEDIAN SALE PRICE**



#### **HAZELWOOD SOUTH, VIC, 3840**

**Suburb Median Sale Price (House)** 

\$370,000

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.



925 JEERALANG WEST RD, JEERALANG, VIC







Sale Price

\$317,500

Sale Date: 01/08/2016

Distance from Property: 4.3km





51 WONGAN CRES, CHURCHILL, VIC 3842







Sale Price

\$315,000

Sale Date: 29/04/2016

Distance from Property: 2.6km





180 THOMSON RD, HAZELWOOD SOUTH, VIC 🕮 4 🕒 2







**Sale Price** 

\$250.000

Sale Date: 31/05/2016

Distance from Property: 3km



#### 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	395 GLENDONALD ROAD, HAZELWOOD SOUTH, VIC 3840
---------------------------------------------	------------------------------------------------

#### Indicative selling price

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

Single Price: \$320,000

#### Median sale price

Median price	\$370,000	House	X	Unit	Suburb	HAZELWOOD SOUTH
Period	01 October 2016 to 30 September 2017			Source	p	ricefinder

#### 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
925 JEERALANG WEST RD, JEERALANG, VIC 3840	\$317,500	01/08/2016
51 WONGAN CRES, CHURCHILL, VIC 3842	\$315,000	29/04/2016
180 THOMSON RD, HAZELWOOD SOUTH, VIC 3840	\$250,000	31/05/2016

