

STATEMENT OF INFORMATION

395 GLENDONALD ROAD, HAZELWOOD SOUTH, VIC 3840
PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



395 GLENDONALD ROAD, HAZELWOOD

2 1 2

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

3 2 2

Sale Price

\$317,500

Sale Date: 01/08/2016

Distance from Property: 4.3km



51 WONGAN CRES, CHURCHILL, VIC 3842

4 1 5

Sale Price

\$315,000

Sale Date: 29/04/2016

Distance from Property: 2.6km



180 THOMSON RD, HAZELWOOD SOUTH, VIC

4 2 2

Sale Price

\$250,000

Sale Date: 31/05/2016

Distance from Property: 3km



This report has been compiled on 02/10/2017 by Danny Edebohls Property Sales. 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

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

Unit

Suburb HAZELWOOD
SOUTH

Period 01 October 2016 to 30 September
2017

Source

pricfinder

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