

STATEMENT OF INFORMATION

14 MAY ROAD, HERNES OAK, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 MAY ROAD, HERNES OAK, VIC 3825

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Indicative Selling Price

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

Price Range: \$455,000 to \$475,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



HERNES OAK, VIC, 3825

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 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.



60 PEARCES TRK, HERNES OAK, VIC 3825

3 2 4

Sale Price

\$430,000

Sale Date: 23/10/2015

Distance from Property: 1.7km



2 OUTLOOK WAY, HERNES OAK, VIC 3825

3 2 2

Sale Price

\$434,000

Sale Date: 15/03/2016

Distance from Property: 596m



20 DELBRIDGE DR, MOE SOUTH, VIC 3825

3 2 1

Sale Price

\$450,100

Sale Date: 23/02/2016

Distance from Property: 3km



This report has been compiled on 07/08/2017 by Danny Edebohls Property Sales. 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

14 MAY ROAD, HERNES OAK, VIC 3825

Indicative selling price

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Price Range: \$455,000 to \$475,000

Median sale price

Median price \$390,000

House

Unit

Suburb

HERNES OAK

Period 01 July 2016 to 30 June 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
60 PEARCES TRK, HERNES OAK, VIC 3825	\$430,000	23/10/2015
2 OUTLOOK WAY, HERNES OAK, VIC 3825	\$434,000	15/03/2016
20 DELBRIDGE DR, MOE SOUTH, VIC 3825	\$450,100	23/02/2016