

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"POLICE STATION RESIDENCE" 3 ST

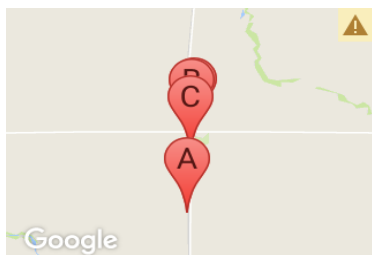
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Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



ST JAMES, VIC, 3727

Suburb Median Sale Price (House)

\$145,000

01 October 2016 to 30 September 2017

Provided by:

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.



1496 DEVENISH RD, ST JAMES, VIC 3727

3 - -

Sale Price

\$145,000

Sale Date: 02/07/2017

Distance from Property: 2.3km



11 DEVENISH RD, ST JAMES, VIC 3727

3 1 2

Sale Price

\$150,000

Sale Date: 11/11/2016

Distance from Property: 78m



47 DEVENISH RD, ST JAMES, VIC 3727

3 1 6

Sale Price

\$192,000

Sale Date: 16/02/2016

Distance from Property: 538m



This report has been compiled on 03/11/2017 by Brian J Howe Real Estate. 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

"POLICE STATIONRESIDENCE" 3 ST JAMES ROAD, ST JAMES, VIC 3727

Indicative selling price

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

Price Range:

Median sale price

Median price

\$145,000

House

Unit

Suburb

ST JAMES

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
1496 DEVENISH RD, ST JAMES, VIC 3727	\$145,000	02/07/2017
11 DEVENISH RD, ST JAMES, VIC 3727	\$150,000	11/11/2016
47 DEVENISH RD, ST JAMES, VIC 3727	\$192,000	16/02/2016