

# STATEMENT OF INFORMATION

5 WALKER STREET, DALYSTON, VIC 3992

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**5 WALKER STREET, DALYSTON, VIC 3992**  3  1  -**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$339,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE

**DALYSTON, VIC, 3992**

Suburb Median Sale Price (House)

**\$265,000**

01 January 2017 to 31 December 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.

**37 TULLOCH ST, DALYSTON, VIC 3992** 3  2  2

Sale Price

**\*\$349,000**

Sale Date: 10/01/2018

Distance from Property: 376m

**66 TULLOCH ST, DALYSTON, VIC 3992** 3  2  2

Sale Price

**\$365,000**

Sale Date: 14/08/2017

Distance from Property: 505m

**44 TULLOCH ST, DALYSTON, VIC 3992** 3  1  2

Sale Price

**\$299,000**

Sale Date: 19/02/2017

Distance from Property: 427m

**This report has been compiled on 20/02/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

5 WALKER STREET, DALYSTON, VIC 3992

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$339,000

### Median sale price

Median price

\$265,000

House

Unit

Suburb

DALYSTON

Period

01 January 2017 to 31 December 2017

Source



### 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
37 TULLOCH ST, DALYSTON, VIC 3992	*\$349,000	10/01/2018
66 TULLOCH ST, DALYSTON, VIC 3992	\$365,000	14/08/2017
44 TULLOCH ST, DALYSTON, VIC 3992	\$299,000	19/02/2017