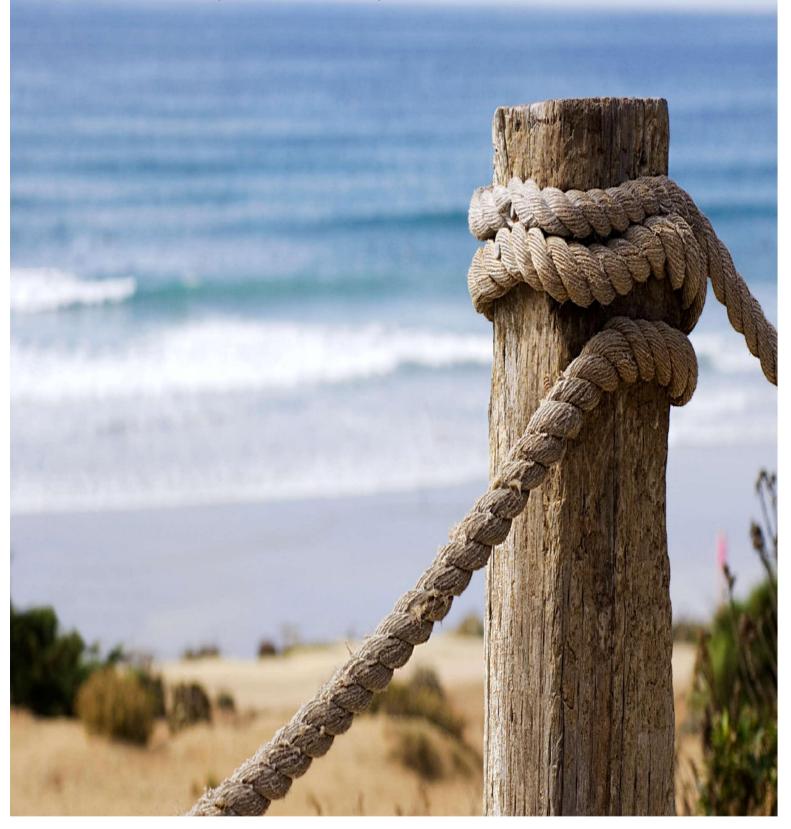
STATEMENT OF INFORMATION

5 WALKER STREET, DALYSTON, VIC 3992

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 WALKER STREET, DALYSTON, VIC 3992 🕮 3 🕒 1

\$339,000







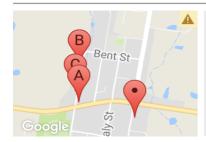
Indicative Selling Price

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

Single Price:

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: **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.



37 TULLOCH ST, DALYSTON, VIC 3992







Sale Price

*\$349,000

Sale Date: 10/01/2018

Distance from Property: 376m





66 TULLOCH ST, DALYSTON, VIC 3992









Sale Price

\$365,000

Sale Date: 14/08/2017

Distance from Property: 505m





44 TULLOCH ST, DALYSTON, VIC 3992







Sale Price

\$299,000

Sale Date: 19/02/2017

Distance from Property: 427m



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
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Indicative selling price

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

Single Price:	\$339,000

Median sale price

Median price \$265,000		House	X	Unit	Suburb	DALYSTON
Period	01 January 2017 to 31 December 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
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