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Statement of Information

230 JEERALANG NORTH ROAD, HAZELWOOD NORTH, VIC 3840

Prepared by Colin Gooding, Phone: 0421 333 116



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



230 JEERALANG NORTH ROAD,

4 2 2

Indicative Selling Price

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

Price Range:

Provided by: Colin Gooding, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



HAZELWOOD NORTH, VIC, 3840

Suburb Median Sale Price (House)

\$477,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



73 JEERALANG NORTH RD, HAZELWOOD

4 2 5

Sale Price

***\$625,000**

Sale Date: 23/04/2018

Distance from Property: 1.5km



285 CHURCH RD, HAZELWOOD NORTH, VIC

4 2 6

Sale Price

\$615,000

Sale Date: 09/04/2018

Distance from Property: 2km



34 MOUNT VIEW CRT, HAZELWOOD NORTH,

3 2 3

Sale Price

\$615,000

Sale Date: 10/11/2017

Distance from Property: 934m



This report has been compiled on 06/06/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

230 JEERALANG NORTH ROAD, HAZELWOOD NORTH, VIC 3840

Indicative selling price

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

Price Range:

Median sale price

Median price

\$477,500

House

Unit

Suburb

HAZELWOOD
NORTH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
73 JEERALANG NORTH RD, HAZELWOOD NORTH, VIC 3840	*\$625,000	23/04/2018
285 CHURCH RD, HAZELWOOD NORTH, VIC 3840	\$615,000	09/04/2018
34 MOUNT VIEW CRT, HAZELWOOD NORTH, VIC 3840	\$615,000	10/11/2017