

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

21-23 Bridge Street Pyalong VIC 3521

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

*House

*Unit

Suburb

Pyalong

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

3 Nicholson Street Pyalong VIC 3521	\$340,000	30-Apr-18
16 Mollison Street Pyalong VIC 3521	\$405,000	12-Nov-17
16 Bridge Street Pyalong VIC 3521	\$234,002	26-Sep-17

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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3 Nicholson Street Pyalong VIC 3521

3 1 1

Sold Price

\$340,000

Sold Date

30-Apr-18

Distance

0.26km



16 Mollison Street Pyalong VIC 3521

4 3 4

Sold Price

\$405,000

Sold Date

12-Nov-17

Distance

0.22km



16 Bridge Street Pyalong VIC 3521

3 1 3

Sold Price

\$234,002

Sold Date

26-Sep-17

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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