

STATEMENT OF INFORMATION

1105 SPRINGVALE ROAD, HARSTON, VIC 3616

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



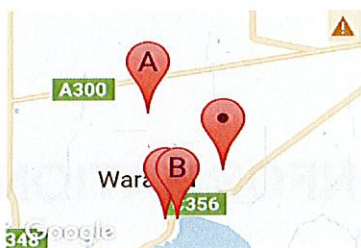
1105 SPRINGVALE ROAD, HARSTON, VIC 3 1 4

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



HARSTON, VIC, 3616

Suburb Median Sale Price (House)

\$226,000

01 October 2016 to 30 September 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.



1390 GIRGARRE EAST RD, GIRGARRE EAST, VIC 4 2 8

Sale Price

***\$420,000**

Sale Date: 19/05/2017

Distance from Property: 5.5km



9 ZEGELIN RD, WARANGA SHORES, VIC 3612 3 2 4

Sale Price

***\$515,000**

Sale Date: 09/06/2017

Distance from Property: 3.9km



92 ZEGELIN RD, WARANGA SHORES, VIC 3612 5 3 6

Sale Price

\$345,000

Sale Date: 02/08/2017

Distance from Property: 4.4km



This report has been compiled on 20/10/2017 by Your Sold 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 1105 SPRINGVALE ROAD, HARSTON, VIC 3616

Indicative selling price

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

Price Range: \$375,000

Median sale price

Median price \$226,000

House

X

Unit

Suburb HARSTON

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
1390 GIRGARRE EAST RD, GIRGARRE EAST, VIC 3616	*\$420,000	19/05/2017
9 ZEGELIN RD, WARANGA SHORES, VIC 3612	*\$515,000	09/06/2017
92 ZEGELIN RD, WARANGA SHORES, VIC 3612	\$345,000	02/08/2017

