



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 KEAN ROAD, NAGAMBIE, VIC 3608

3 2 2

Indicative Selling Price

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

Single Price: **\$420,000**

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

MEDIAN SALE PRICE



NAGAMBIE, VIC, 3608

Suburb Median Sale Price (House)

\$345,000

01 April 2017 to 31 March 2018

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.



219 HIGH ST, NAGAMBIE, VIC 3608

3 2 2

Sale Price

\$390,000

Sale Date: 06/02/2018

Distance from Property: 1.6km



12 CURTIS CRT, NAGAMBIE, VIC 3608

3 2 2

Sale Price

\$420,000

Sale Date: 02/11/2017

Distance from Property: 262m



14 CURTIS CRT, NAGAMBIE, VIC 3608

3 2 2

Sale Price

\$405,000

Sale Date: 03/10/2017

Distance from Property: 250m



This report has been compiled on 07/06/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Janelle Puppa REAL ESTATE



13 KHEMINDA CRES, NAGAMBIE, VIC 3608

 3  2  2

Sale Price

\$405,000

Sale Date: 21/09/2017

Distance from Property: 178m



16 KEAN RD, NAGAMBIE, VIC 3608

 3  2  2

Sale Price

\$424,000

Sale Date: 24/01/2017

Distance from Property: 107m



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

39 KEAN ROAD, NAGAMBIE, VIC 3608

Indicative selling price

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

Single Price:

\$420,000

Median sale price

Median price

\$345,000

House

X

Unit


Suburb

NAGAMBIE

Period

01 April 2017 to 31 March 2018

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
219 HIGH ST, NAGAMBIE, VIC 3608	\$390,000	06/02/2018
12 CURTIS CRT, NAGAMBIE, VIC 3608	\$420,000	02/11/2017
14 CURTIS CRT, NAGAMBIE, VIC 3608	\$405,000	03/10/2017
13 KHEMINDA CRES, NAGAMBIE, VIC 3608	\$405,000	21/09/2017

16 KEAN RD, NAGAMBIE, VIC 3608	\$424,000	24/01/2017
--------------------------------	-----------	------------