



masonwhite McDougall

STATEMENT OF INFORMATION

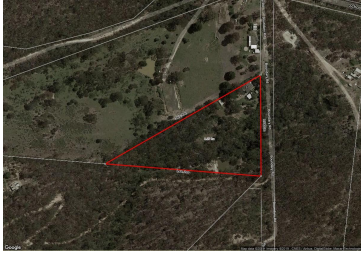
5 BOUNDARY ROAD, ST ANDREWS, VIC 3761

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE HURSTBRIDGE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 BOUNDARY ROAD, ST ANDREWS, VIC

4 3 1

Indicative Selling Price

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

Price Range: **\$960,000 to \$1,050,000**

MEDIAN SALE PRICE



ST ANDREWS, VIC, 3761

Suburb Median Sale Price (House)

\$980,000

01 July 2018 to 30 June 2019

Provided by:

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.



45 PROCTOR ST, ST ANDREWS, VIC 3761

4 2 4

Sale Price

\$1,060,000

Sale Date: 30/03/2019

Distance from Property: 1.3km



10 SCHOOL RD, ST ANDREWS, VIC 3761

4 2 4

Sale Price

\$950,000

Sale Date: 07/02/2019

Distance from Property: 706m



60 FLORA CRES, ST ANDREWS, VIC 3761

3 2 10

Sale Price

***\$990,000**

Sale Date: 15/02/2019

Distance from Property: 1.2km



This report has been compiled on 15/07/2019 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2019 -

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

5 BOUNDARY ROAD, ST ANDREWS, VIC 3761

Indicative selling price

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

Price Range: \$960,000 to \$1,050,000

Median sale price

Median price \$980,000

House

Unit

Suburb ST ANDREWS

Period 01 July 2018 to 30 June 2019

Source

 pricfinder

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
45 PROCTOR ST, ST ANDREWS, VIC 3761	\$1,060,000	30/03/2019
10 SCHOOL RD, ST ANDREWS, VIC 3761	\$950,000	07/02/2019
60 FLORA CRES, ST ANDREWS, VIC 3761	*\$990,000	15/02/2019