

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 CEMETERY ROAD, KATAMATITE, VIC

 2  -  -

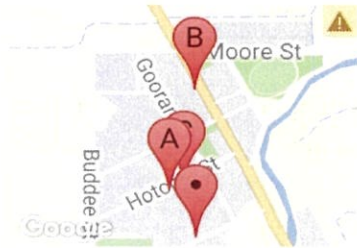
Indicative Selling Price

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

Single Price: **\$98,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



KATAMATITE, VIC, 3649

Suburb Median Sale Price (House)

\$190,000

01 April 2016 to 31 March 2017

Provided by: 

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.



12 HOTCHIN ST, KATAMATITE, VIC 3649

 3  1  2

Sale Price

\$200,000

Sale Date: 12/01/2017

Distance from Property: 200m



16 BEEK ST, KATAMATITE, VIC 3649

 3  -  -

Sale Price

\$50,000

Sale Date: 15/11/2016

Distance from Property: 561m



8 HOTCHIN ST, KATAMATITE, VIC 3649

 3  1  3

Sale Price

\$160,000

Sale Date: 10/10/2016

Distance from Property: 208m



This report has been compiled on 26/06/2017 by Andrew Jenkins 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

22 CEMETERY ROAD, KATAMATITE, VIC 3649

Indicative selling price

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

Single Price: \$98,000

Median sale price

Median price

\$190,000

House

Unit

Suburb

KATAMATITE

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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
12 HOTCHIN ST, KATAMATITE, VIC 3649	\$200,000	12/01/2017
16 BEEK ST, KATAMATITE, VIC 3649	\$50,000	15/11/2016
8 HOTCHIN ST, KATAMATITE, VIC 3649	\$160,000	10/10/2016