

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**44 HILLANDALE COURT, BONEGILLA, VIC**  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **526,000 to 585,000**

MEDIAN SALE PRICE

**BONEGILLA, VIC, 3691**

Suburb Median Sale Price (House)

01 July 2016 to 30 June 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.

**3423 MURRAY VALLEY HWY, BONEGILLA, VIC**  4  3  4

Sale Price

\$369,000

Sale Date: 29/01/2015

Distance from Property: 401m

**3537 MURRAY VALLEY HWY, BONEGILLA, VIC**  3  2  2

Sale Price

\$845,000

Sale Date: 30/08/2014

Distance from Property: 986m

**39 HILLANDALE CRT, BONEGILLA, VIC 3691**  5  2  2

Sale Price

\$615,000

Sale Date: 23/02/2017

Distance from Property: 59m

**This report has been compiled on 07/07/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

44 HILLANDALE COURT, BONEGILLA, VIC 3691

Indicative selling price

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

Price Range: 526,000 to 585,000

Median sale price

Median price

House

Unit

Suburb

BONEGILLA

Period

01 July 2016 to 30 June 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
3423 MURRAY VALLEY HWY, BONEGILLA, VIC 3691	\$369,000	29/01/2015
3537 MURRAY VALLEY HWY, BONEGILLA, VIC 3691	\$845,000	30/08/2014
39 HILLANDALE CRT, BONEGILLA, VIC 3691	\$615,000	23/02/2017