

HOUSE Offered for Sale

1 Sutherland Lane Welshpool VIC 3966

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Indicative Selling Price

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

Range between \$75,000 & \$79,000

Median Sale Price \$242,500

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 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.



18 Port Welshpool Road Welshpool VIC 3966

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Sold Price **\$95,000**

Sold Date **14-Jun-18**

Distance **0.08km**



10 Keane Street Port Welshpool VIC 3965

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Sold Price **\$98,000**

Sold Date **21-Apr-18**

Distance **3.89km**

RS = Recent sale

UN = Undisclosed Sale

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STATEMENT OF INFORMATION

Prepared on 16 May 2019

Section 47AF of the Estate Agents Act 1980



**2 Turnbull Street Port Welshpool
VIC 3965**

Sold Price

\$112,500

Sold Date

18-Feb-19



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Distance

4.41km

RS = Recent sale

UN = Undisclosed Sale

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