

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

55 Gays Road, W heatsheaf Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$665,000

### Median sale price

Median price

\$698,000

Property Type

House

Suburb

W heatsheaf

Period - From

10/03/2019

to

09/03/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	75 Kangaroo Dr COOMOORA 3461	\$675,000	23/04/2019
2	180 Whitegum Dr WHEATSHEAF 3461	\$657,000	23/07/2019
3	155 Gays Rd WHEATSHEAF 3461	\$640,000	21/11/2018

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

10/03/2020 14:53

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**Indicative Selling Price**  
\$665,000

**Median House Price**  
10/03/2019 - 09/03/2020: \$698,000



3   1   4

**Property Type:** Mixed  
Farming/Grazing (without structural improvements)

**Land Size:** 44677 approx sqm approx

**Agent Comments**

Fenced, dam, bore & tanks, wood combustion heater, approx 10 acres with two titles.

## Comparable Properties



**75 Kangaroo Dr COOMOORA 3461 (VG)**

**Agent Comments**

3   -   -

**Price:** \$675,000

**Method:** Sale

**Date:** 23/04/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 39825 sqm approx



**180 Whitegum Dr WHEATSHEAF 3461 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$657,000

**Method:** Sale by Tender

**Date:** 23/07/2019

**Property Type:** House

**Land Size:** 22802 sqm approx



**155 Gays Rd WHEATSHEAF 3461 (VG)**

**Agent Comments**

3   -   -

**Price:** \$640,000

**Method:** Sale

**Date:** 21/11/2018

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 18595 sqm approx