

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

135 School Road, Wandiligong Vic 3744

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

House

Unit

Suburb or locality

Wandiligong

Period - From

to

Source

REIV

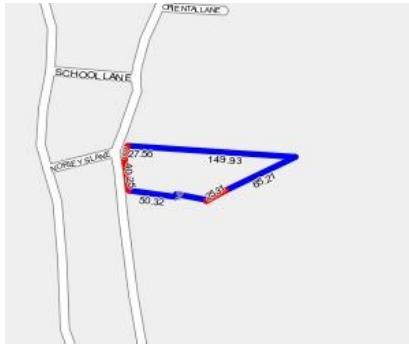
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 | 382 Morses Creek Rd WANDILIGONG 3744 | \$700,000 | 05/05/2016 |
| 2 | Morses Creek Rd WANDILIGONG 3744 | \$525,000 | 19/10/2016 |
| 3 | 11 Iarias La BRIGHT 3741 | \$525,000 | 11/03/2016 |

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 eighteen months.~~



4 1 2

Rooms:
Property Type: House
Land Size: 8144 sqm approx
Agent Comments

Comparable Properties



382 Morses Creek Rd WANDILIGONG 3744 (REI/VG)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 05/05/2016
Rooms: -
Property Type: House
Land Size: 2466 sqm approx

Morses Creek Rd WANDILIGONG 3744 (VG)

Agent Comments

3 - -

Price: \$525,000
Method: Sale
Date: 19/10/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 2000 sqm approx



11 Iarias La BRIGHT 3741 (REI/VG)

Agent Comments

3 1 3

Price: \$525,000
Method: Private Sale
Date: 11/03/2016
Rooms: 5
Property Type: House
Land Size: 4035 sqm approx