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 andpostcode

130 Wood Duck Drive, Wheatsheaf Vic 3461

Indicative selling price

Range betweer	\$515,000	8	X	\$555,000]	
Median sale pr	ice*						
Median price		House	U	nit	Sul	ourb or locality	Wheatsheaf
Period - From		to		Sol	ırce		

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

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

A* These are the three properties sold within five kilometres of the property for sale in the lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

* 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



130 Wood Duck Drive, Wheatsheaf Vic 3461





Rooms: Property Type: Mixed Farming/Grazing (without structural improvements) Land Size: 21762 sqm approx Agent Comments Indicative Selling Price \$515,000 - \$555,000 No median price available

Comparable Properties



120 Gays Rd WHEATSHEAF 3461 (REI/VG)



Price: \$585,000 Method: Private Sale Date: 19/07/2018 Rooms: -Property Type: House Land Size: 19452 sqm approx Agent Comments

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.

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REIV 🗧 🗧 propertydata

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