

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

606 Morses Creek Road, Wandiligong Vic 3744

Indicative selling price

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

Single price

\$998,000

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		
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.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 22300 sqm approx

Agent Comments

Comparable Properties



924 Morses Creek Rd WANDILIGONG 3741 (VG)

Agent Comments



Price: \$915,000

Method: Sale

Date: 05/12/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 59800 sqm approx



393 Morses Creek Rd WANDILIGONG 3744 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 19/10/2017

Rooms: -

Property Type: House

Land Size: 5012 sqm approx

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.