

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

75 Gays Road, Wheatsheaf Vic 3461

Indicative selling price

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

Single price \$210,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	15 Mary Rd WHEATSHEAF 3461	\$250,000	10/10/2018
2	16 Ellis Rd COOMOORA 3461	\$205,000	29/12/2018
3	10 Barkly St GLENLYON 3461	\$200,000	05/08/2019

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:

13/03/2020 09:32

* 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.

Gary Cooke
+61 3 5348 1700
+61 488 547 004
gary.cooke@belleproperty.com

Indicative Selling Price
\$210,000
No median price available



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: Approx 19371 sqm approx
Agent Comments

Comparable Properties



15 Mary Rd WHEATSHEAF 3461 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 10/10/2018
Property Type: Land
Land Size: 20234.30 sqm approx



16 Ellis Rd COOMOORA 3461 (VG)

Agent Comments



Price: \$205,000
Method: Sale
Date: 29/12/2018
Property Type: Hobby Farm < 20 ha
Land Size: 4801 sqm approx

10 Barkly St GLENLYON 3461 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 05/08/2019
Property Type: Hobby Farm < 20 ha
Land Size: 12409 sqm approx