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

80 Whitegum Drive, Wheatsheaf Vic 3461

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$749,000

Median sale price*

Median price	Pro	operty Type			Suburb	Wheatsheaf
Period - From	to		So	urce		

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.

Ado	dress of comparable property	Price	Date of sale
1	180 Whitegum Dr WHEATSHEAF 3461	\$657,000	23/07/2019
2	155 Gays Rd WHEATSHEAF 3461	\$640,000	21/11/2018
3	130 Woodduck Dr WHEATSHEAF 3461	\$540,000	03/12/2018

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:

17/09/2019 17:49

* 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.



80 Whitegum Drive, Wheatsheaf Vic 3461

hockingstuart

gcooke@hockingstuart.com.au

Indicative Selling Price

No median price available

Gary Cooke 03 5348 1700 0488 547 004

\$749,000





Property Type: Hobby Farm < 20 ha (Rur) Land Size: Approx 20193 sqm approx Agent Comments 2 storey mud brick home, Dam, Tanks, Bore, creek boundary

Comparable Properties





130 Woodduck Dr WHEATSHEAF 3461 (VG)

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Agent Comments

Price: \$540,000 Method: Sale Date: 03/12/2018 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20200 sqm approx

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



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.