

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

70 Desmonds Rd, Wattle Bank Vic 3995

Indicative selling price

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

Single price \$550,000

Median sale price*

Median price House Unit Suburb or locality Wattle Bank

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 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	122 Desmond Rd WATTLE BANK 3995	\$375,000	19/05/2018
2	113 Desmond Rd WATTLE BANK 3995	\$340,000	08/08/2018
3	Lot/751 Lynnes Rd WATTLE BANK 3995	\$310,000	22/09/2018

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 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.



Rooms:
Property Type: Lifestyle
Land Size: 809388 sqm approx
 Agent Comments
 vacant land

Indicative Selling Price
 \$550,000
No median price available

This land is zoned Rural Living Zone. It is 8.093 ha which is rare as most other properties within this area are either 2.02 ha 4.04 ha.

Comparable Properties

122 Desmond Rd WATTLE BANK 3995 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 19/05/2018
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 19647 sqm approx



113 Desmond Rd WATTLE BANK 3995 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 08/08/2018
Rooms: -
Property Type: Land



Lot/751 Lynnes Rd WATTLE BANK 3995 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 22/09/2018
Rooms: -
Property Type: Land
Land Size: 19835 sqm approx