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Statement of Information

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

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

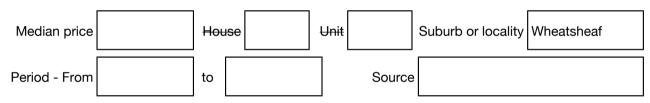
235 Gays Road, Wheatsheaf Vic 3461

Indicative selling price

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

Single price \$450,000

Median sale price*



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	139 Sharpes La GLENLYON 3461	\$475,000	15/03/2018
2	15 Gooch Ct WHEATSHEAF 3461	\$455,000	18/07/2018
3	60 Lightwood Dr WHEATSHEAF 3461	\$350,000	02/09/2018

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.

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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.

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Rooms: Property Type: House (Res) Land Size: 25169 sqm approx Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

> Indicative Selling Price \$450,000 No median price available

Comparable Properties

rice: \$475,000 ethod: Private Sale ate: 15/03/2018 ooms: - roperty Type: House and Size: 161880 sqm approx	
ate: 15/03/2018 ooms: - roperty Type: House	
ooms: - roperty Type: House	
and Size: 161880 sqm approx	
5 Gooch Ct WHEATSHEAF 3461 (VG)	Agent Comments
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rice: \$455,000	
ethod: Sale	
and Size: 16300 sqm approx	
) Lightwood Dr WHEATSHEAF 3461 (VG)	Agent Comments
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rice: \$350,000	_
ethod: Sale	
ate: 02/09/2018	
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