

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

235 Gays Road, W heatsheaf Vic 3461

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$450,000

Median sale price*Median price House Unit Suburb or locality W heatsheafPeriod - 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	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.



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 25169 sqm approx

Agent Comments

Comparable Properties



139 Sharpes La GLENLYON 3461 (REI/VG)

Agent Comments

3 1 -

Price: \$475,000

Method: Private Sale

Date: 15/03/2018

Rooms: -

Property Type: House

Land Size: 161880 sqm approx



15 Gooch Ct WHEATSHEAF 3461 (VG)

Agent Comments

3 - -

Price: \$455,000

Method: Sale

Date: 18/07/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16300 sqm approx

60 Lightwood Dr WHEATSHEAF 3461 (VG)

Agent Comments

3 - -

Price: \$350,000

Method: Sale

Date: 02/09/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 22932 sqm approx