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

140 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 \$725,000

Median sale price*

Median price	Pro	operty Type			Suburb	Wheatsheaf
Period - From	to		Sou	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	2 Dysart La GLENLYON 3461	\$845,000	22/01/2019
2	180 Whitegum Dr WHEATSHEAF 3461	\$657,000	23/07/2019
3	155 Gays Rd WHEATSHEAF 3461	\$640,000	21/11/2018

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:

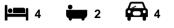
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* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



hockingstuart





Property Type: House (Res) Land Size: 17236 sqm approx Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

> Indicative Selling Price \$725,000 No median price available

Agent Comments 2 Storey Mudbrick home on approx 4.3 acres, with dam, established gardens with views and creek boundary

Comparable Properties



2 Dysart La GLENLYON 3461 (REI/VG)

Agent Comments



Method: Private Sale Date: 22/01/2019 Property Type: House Land Size: 40470 sqm approx



180 Whitegum Dr WHEATSHEAF 3461 (REI)



Price: \$657,000 Method: Sale by Tender Date: 23/07/2019 Property Type: House Land Size: 22802 sqm approx



155 Gays Rd WHEATSHEAF 3461 (VG)

Agent Comments

Agent Comments



Price: \$640,000 Method: Sale Date: 21/11/2018 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 18595 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.