

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

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

Single price \$725,000

Median sale price*

Median price

Property Type

Suburb

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 18 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	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:

17/09/2019 16:13

* 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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Indicative Selling Price

\$725,000

No median price available



 4  2  4

Property Type: House (Res)

Land Size: 17236 sqm approx

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

 4  2  4

Price: \$845,000

Method: Private Sale

Date: 22/01/2019

Property Type: House

Land Size: 40470 sqm approx



180 Whitegum Dr WHEATSHEAF 3461 (REI)

Agent Comments

 3  2  2

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

 3  -  -

Price: \$640,000

Method: Sale

Date: 21/11/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 18595 sqm approx