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 andpostcode

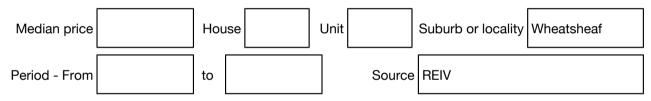
125 Wallaby Road, Wheatsheaf Vic 3461

Indicative selling price

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

Single price \$545,000

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	374 Daylesford Trentham Rd DAYLESFORD 3460	\$530,000	12/10/2016
2	525 Blackwood Rd TRENTHAM 3458	\$520,000	09/05/2017
3	95 Gays Rd WHEATSHEAF 3461	\$510,000	27/10/2016

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.

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647

propertydata

Generated: 19/09/2017 12:07

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.

125 Wallaby Road, Wheatsheaf Vic 3461

hockingstuart

Imilne@hockingstuart.com.au

Indicative Selling Price

Lee Milne 03 5348 1700 0488 547 004

\$545,000





Rooms: Property Type: House Land Size: 20107 sqm approx

Agent Comments

Corrugated iron clad modern 3 bedroom home set on approx 5 acres of which approx half is cleared.

Comparable Properties

374 Daylesford Trentham Rd DAYLESFORD 3460 (REI)	Agent Comments
525 Blackwood Rd TRENTHAM 3458 (REI) 4 2 520,000 Method: Private Sale Date: 09/05/2017 Rooms: - Property Type: House Land Size: 16188 sqm approx	Agent Comments
95 Gays Rd WHEATSHEAF 3461 (REI/VG) Price: \$510,000 Method: Private Sale Date: 27/10/2016 Rooms: 7 Property Type: House Land Size: 19707 sqm approx	Agent Comments

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647

Generated: 19/09/2017 12:07

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.



