

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

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

Median price House Unit Suburb or locality WheatsheafPeriod - From to Source REIV

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.

**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****Price:** \$530,000**Method:** Private Sale**Date:** 12/10/2016**Rooms:** 6**Property Type:** House**Land Size:** 26305 sqm approx**525 Blackwood Rd TRENTHAM 3458 (REI)****Agent Comments****Price:** \$520,000**Method:** Private Sale**Date:** 09/05/2017**Rooms:** -**Property Type:** House**Land Size:** 16188 sqm approx**95 Gays Rd WHEATSHEAF 3461 (REI/VG)****Agent Comments****Price:** \$510,000**Method:** Private Sale**Date:** 27/10/2016**Rooms:** 7**Property Type:** House**Land Size:** 19707 sqm approx