

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

2 Reid Street, Wesburn Vic 3799

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$483,000

House

X

Unit

Suburb or locality

Wesburn

Period - From 01/07/2017

to

30/06/2018

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	28 The Crescent WESBURN 3799	\$450,000	10/04/2018
2	11 Wylie St WESBURN 3799	\$405,000	18/05/2018
3	5 The Crescent WESBURN 3799	\$400,000	31/10/2017

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: 1200 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
Year ending June 2018: \$483,000

Comparable Properties



28 The Crescent WESBURN 3799 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 10/04/2018
Rooms: 4
Property Type: House
Land Size: 930 sqm approx



11 Wylie St WESBURN 3799 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 18/05/2018
Rooms: 7
Property Type: House
Land Size: 793 sqm approx



5 The Crescent WESBURN 3799 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 31/10/2017
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 4008 sqm approx