

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

205 Britannia Creek Road, Wesburn Vic 3799

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price \$700,000 Property Type House Suburb Wesburn

Period - From 01/01/2019 to 31/12/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	29 Forest Rd WESBURN 3799	\$340,000	08/11/2019
2	150 Tarrango Rd YARRA JUNCTION 3797	\$300,000	06/10/2019
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/03/2020 14:33

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Indicative Selling Price

\$285,000 - \$310,000

Median House Price

Year ending December 2019: \$700,000



Property Type: Land

Land Size: 3995 sqm approx

Agent Comments

Comparable Properties

29 Forest Rd WESBURN 3799 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 08/11/2019

Property Type: House

Land Size: 2074 sqm approx

150 Tarrango Rd YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 06/10/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 35300 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.