

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 1/682 Inverloch-Kongwak Road, WATTLE BANK 3995

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$320,000 - \$350,000**

### Median sale price

Median **House** for **WATTLE BANK** for period **Sep 2016 - Sep 2017**

Sourced from **Price Finder**.

**\$325,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/30 Pennell Court,**  
Wattlebank 3995

**Price \$345,000** Sold 25  
October 2017

**Lot 2/682 Inverloch-Kongwak Road,**  
Wattlebank 3995

**Price \$333,000** Sold 21  
August 2017

**45 Desmonds Road,**  
Wattlebank 3995

**Price \$300,000** Sold 29 May  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

House

### Contact agents

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