

WE DELIVER
RESULTS

STATEMENT OF INFORMATION

15 GAYS ROAD, WHEATSHEAF, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 GAYS ROAD, WHEATSHEAF, VIC 3461

3 1 4

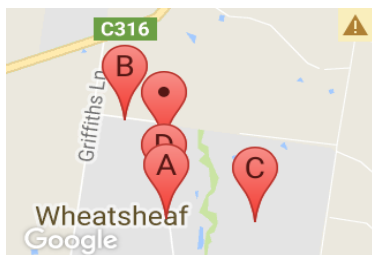
Indicative Selling Price

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

Price Range: \$450,000 to \$470,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



WHEATSHEAF, VIC, 3461

Suburb Median Sale Price (House)

\$394,587

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



80 GAYS RD, WHEATSHEAF, VIC 3461

3 1 4

Sale Price

\$435,000

Sale Date: 05/12/2016

Distance from Property: 520m



30 LIGHTWOOD DR, WHEATSHEAF, VIC 3461

3 2 6

Sale Price

\$452,000

Sale Date: 19/11/2016

Distance from Property: 324m



75 WHITEGUM DR, WHEATSHEAF, VIC 3461

2 1 4

Sale Price

\$465,000

Sale Date: 23/06/2016

Distance from Property: 807m



This report has been compiled on 07/09/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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60 GAYS RD, WHEATSHEAF, VIC 3461

 **2**  **1**  **2**

Sale Price

\$469,000

Sale Date: 20/06/2016

Distance from Property: 379m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 GAYS ROAD, WHEATSHEAF, VIC 3461

Indicative selling price

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

Price Range:

\$450,000 to \$470,000

Median sale price

Median price

\$394,587

House

X

Unit


Suburb

WHEATSHEAF

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
80 GAYS RD, WHEATSHEAF, VIC 3461	\$435,000	05/12/2016
30 LIGHTWOOD DR, WHEATSHEAF, VIC 3461	\$452,000	19/11/2016
75 WHITEGUM DR, WHEATSHEAF, VIC 3461	\$465,000	23/06/2016
60 GAYS RD, WHEATSHEAF, VIC 3461	\$469,000	20/06/2016