

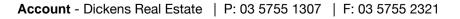
Gerard Gray 03 5755 1307 0439 551 032 gerard@dickens.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

						S	Section 47	AF c	of the Estate	Ag	ents Act 1980	
Prope	rty offer	ed for s	sale									
Address Including suburb or locality andpostcode		402 Morses Creek Road, Wandiligong Vic 3744										
Indica	itive sell	ing pric	ce									
For the	meaning	of this p	orice see	consu	mer.vic.gov.	au/und	derquoting					
S	ingle pric	e \$945,	000									
Media	n sale p	rice*										
Median price				Hous	е	Unit		Sub	urb or locality	Wa	ndiligong	
Period - From				to			Source					
Comp	arable p	roperty	/ sales (*Dele	te A or B b	elow	as applica	ıble)				
A*	eightee	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												
2												
3												
OR												
В*									at fewer than t in the last eigl			
* When									rmation provid			

prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF







(2)(b) of the Estate Agents Act 1980.

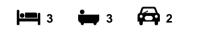
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Indicative Selling Price \$945,000 No median price available





Rooms:

Property Type: House Land Size: 1227 sqm approx

Agent Comments

Comparable Properties

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.

Account - Dickens Real Estate | P: 03 5755 1307 | F: 03 5755 2321

