

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Desmonds 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)

**Single price \$739,000**

### Median sale price

Median **House** for **WATTLE BANK** for period **Jun 2018 - Jan 2019**

Sourced from **pricefinder**.

**\$650,000**

### 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 the most comparable to the property for sale.

**60 Desmond Rd,**  
Wattle Bank 3995

**Price \$985,000** Sold 11  
October 2017

**260 McCraws Rd,**  
Wattle Bank 3995

**Price \$740,000** Sold 20 May  
2013

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 18 months

### 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 pricefinder.

House

  
3 beds

  
2 baths

### Stockdale & Leggo Inverloch

2A A'Beckett Street,  
Inverloch VIC 3996

### Contact agents



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