

mario@dickens.com.au

Mario Paola 03 5755 1307 0429 138 928

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

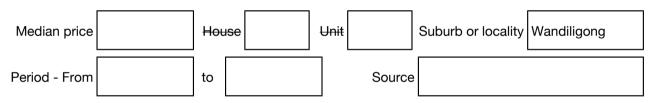
2 Clarkes Road, Wandiligong Vic 3744

Indicative selling price

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

Single price \$525,000

Median sale price*



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

A* 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	69 Delany Av BRIGHT 3741	\$550,000	06/09/2018
2	42 Centenary Av WANDILIGONG 3744	\$532,000	17/05/2018
3	86 School Rd WANDILIGONG 3744	\$501,750	04/08/2017

OR

B* 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.

* When this Statement of Information was prepared, publicly available information providing median sale 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.

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

propertydata

Generated: 11/10/2018 14:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1810 sqm approx Agent Comments Mario Paola 03 5755 1307 0429 138 928 mario@dickens.com.au

Indicative Selling Price \$525,000 No median price available

Comparable Properties

69 Delany Av BRIGHT 3741 (REI/VG) a) 1 2 3 Price: \$550,000 Method: Private Sale Date: 06/09/2018 Rooms: 4 Property Type: House Land Size: 650 sqm approx	Agent Comments Renovated older cottage on Delany Avenue Bright, with carport, shed, and freestanding office/sleepout. Turnkey condition
42 Centenary Av WANDILIGONG 3744 (VG) a) a) a	Agent Comments Miners Cottage style home on larger land in need of some restoration work.
86 School Rd WANDILIGONG 3744 (REI/VG) 3 2 - Price: \$501,750 Method: Private Sale Date: 04/08/2017 Rooms: 5	Agent Comments Upgraded home 3 bedroom & 2 bathroom with – carport on larger block of one acre but on a steep gradient.

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

propertydata

Property Type: House Land Size: 4047 sqm approx

Generated: 11/10/2018 14:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

