

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 and postcode

2 Clarkes Road, Wandiligong Vic 3744

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$525,000

Median sale price*Median price House Unit Suburb or locality WandiligongPeriod - From to Source **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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1810 sqm approx
Agent Comments

Comparable Properties



69 Delany Av BRIGHT 3741 (REI/VG)



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)



Price: \$532,000
Method: Sale
Date: 17/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 1635 sqm approx

Agent Comments

Miners Cottage style home on larger land in need of some restoration work.



86 School Rd WANDILIGONG 3744 (REI/VG)



Price: \$501,750
Method: Private Sale
Date: 04/08/2017
Rooms: 5
Property Type: House
Land Size: 4047 sqm approx

Agent Comments

Upgraded home 3 bedroom & 2 bathroom with carport on larger block of one acre but on a steep gradient.