

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

766 Wandong Road, Wandong Vic 3758

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$537,000

Property Type

Vacant land

Suburb

Wandong

Period - From

05/08/2019

to

04/08/2020

Source

REIV

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 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
1	3243 Epping Kilmore Rd WANDONG 3758	\$410,000	07/10/2019
2	44 Mcdonald Dr WANDONG 3758	\$395,000	07/09/2019
3	3241 Epping Kilmore Rd WANDONG 3758	\$375,000	04/09/2019

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 18 months.~~

This Statement of Information was prepared on:

05/08/2020 15:10

766 Wandong Road, Wandong Vic 3758

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Indicative Selling Price

\$395,000

Median Land Price

05/08/2019 - 04/08/2020: \$537,000



Property Type:

Agent Comments

Comparable Properties



3243 Epping Kilmore Rd WANDONG 3758 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 07/10/2019

Property Type: Land (Rur)

Land Size: 3996 sqm approx

44 Mcdonald Dr WANDONG 3758 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 07/09/2019

Property Type: Hobby Farm < 20 ha

Land Size: 4084 sqm approx

3241 Epping Kilmore Rd WANDONG 3758 (VG) Agent Comments



Price: \$375,000

Method: Sale

Date: 04/09/2019

Property Type: Hobby Farm < 20 ha

Land Size: 4000 sqm approx

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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.