



**Rooms:**

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 20598 sqm approx

**Agent Comments**

## Comparable Properties



**374 Daylesford Trentham Rd DAYLESFORD 3460 (REI)**

**Agent Comments**



**Price:** \$530,000

**Method:** Private Sale

**Date:** 12/10/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 26305 sqm approx



**95 Gays Rd WHEATSHEAF 3461 (REI/VG)**

**Agent Comments**



**Price:** \$510,000

**Method:** Private Sale

**Date:** 27/10/2016

**Rooms:** 7

**Property Type:** House

**Land Size:** 19707 sqm approx



**40 Woodduck Dr WHEATSHEAF 3461 (REI/VG)** **Agent Comments**



**Price:** \$489,000

**Method:** Private Sale

**Date:** 02/08/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 24282 sqm approx

## 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

130 Wallaby Road, Wheatsheaf Vic 3461

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$520,000

**Median sale price**

Median price

Unit

X

Suburb or locality

Wheatsheaf

Period - From

to

Source

REIV

**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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
374 Daylesford Trentham Rd DAYLESFORD 3460	\$530,000	12/10/2016
95 Gays Rd WHEATSHEAF 3461	\$510,000	27/10/2016
40 Woodduck Dr WHEATSHEAF 3461	\$489,000	02/08/2016