

## 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

149 Centenary Avenue, Wandiligong Vic 3744

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

Single price \$679,000

**Median sale price\***

Median price House Unit Suburb or locality Wandiligong

Period - 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	393 Morses Creek Rd WANDILIGONG 3744	\$755,000	19/10/2017
2	66 School Rd WANDILIGONG 3744	\$745,000	28/03/2017
3	12 School Rd WANDILIGONG 3744	\$535,000	11/08/2017

**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.



3   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 3500 sqm approx  
**Agent Comments**

## Comparable Properties



**393 Morses Creek Rd WANDILIGONG 3744 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 19/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 5012 sqm approx



**66 School Rd WANDILIGONG 3744 (VG)**

**Agent Comments**

4   -   -

**Price:** \$745,000  
**Method:** Sale  
**Date:** 28/03/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4013 sqm approx



**12 School Rd WANDILIGONG 3744 (VG)**

**Agent Comments**

2   -   -

**Price:** \$535,000  
**Method:** Sale  
**Date:** 11/08/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 3130 sqm approx