

**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

CA 61 Growlers Creek Road, Wandiligong Vic 3744

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

Single price

\$180,000

Median sale price

Median price

House

Unit

Suburb or locality

Wandiligong

Period - From

to

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 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	48 School Rd WANDILIGONG 3744	\$210,000	28/07/2016
2	6 Growlers Creek Rd WANDILIGONG 3744	\$175,000	09/12/2016
3	ps 142190 Morses Creek Rd WANDILIGONG 3744	\$158,000	19/08/2016

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.



Rooms:

Property Type:

Land Size: 1232 sqm approx

Agent Comments

Comparable Properties



48 School Rd WANDILIGONG 3744 (REI/VG)

Agent Comments



Price: \$210,000

Method: Private Sale

Date: 28/07/2016

Rooms: -

Property Type: Land

Land Size: 2108 sqm approx



6 Growlers Creek Rd WANDILIGONG 3744 (VG)

Agent Comments



Price: \$175,000

Method: Sale

Date: 09/12/2016

Rooms: -

Property Type: Land

Land Size: 1156 sqm approx



ps 142190 Morses Creek Rd WANDILIGONG 3744 (REI)

Agent Comments



Price: \$158,000

Method: Private Sale

Date: 19/08/2016

Rooms: -

Property Type: Land

Land Size: 1410 sqm approx