

(03) 5755 1944 0407 058 837 cameron@brightfirstnational.com.au

# 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 andpostcode

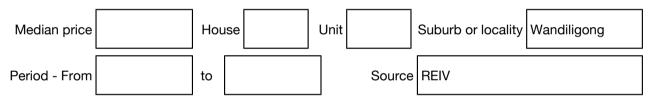
CA 61 Growlers Creek Road, Wandiligong Vic 3744

## Indicative selling price

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

Single price \$180,000

### Median sale price



# 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   |

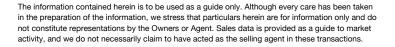
#### OR

**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.

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\$180,000

**Indicative Selling Price** 





Rooms: Property Type: Land Size: 1232 sqm approx Agent Comments

# **Comparable Properties**

| 48 School Rd WANDILIGONG 3744 (REI/VG)<br>Price: \$210,000<br>Method: Private Sale<br>Date: 28/07/2016<br>Rooms: -<br>Property Type: Land<br>Land Size: 2108 sqm approx   | Agent Comments |
|---|----------------|
| 6 Growlers Creek Rd WANDILIGONG 3744<br>(VG)<br>Imm - Imm | Agent Comments |
| ps 142190 Morses Creek Rd WANDILIGONG<br>3744 (REI)<br>   | Agent Comments |

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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.