

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

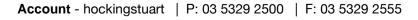
Statement of Information

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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$295,000 & \$305,000		
Median sale price*		
Median price House Unit Subu	urb or locality	Mitchell Park
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		
2		
3		
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.





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> Indicative Selling Price \$295,000 - \$305,000 No median price available





Property Type: House (Previously

Occupied - Detached) Agent Comments

Currently leased on a long term lease @ \$324 per week, the lease also has the benefit of rent increasing every 12 months with CPI! The low maintenance home provides an abundance of living space, it's not often you can find a 4 Bedroom home with two living areas in this price range. Located within close proximity to the Wendouree Train Station & the Melbourne Freeway, whilst also being within minutes from major shopping centers, be sure to call Matthew Wiltshire on 0487 000 873 for more information.

Comparable Properties

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