

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Wilcar Drive, Waubra Vic 3352

Indicative selling price

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

Range between \$250,000

&

\$260,000

Median sale price*

Median price

House

Unit

Suburb

Waubra

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six 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.



Rooms: 4

Property Type: Mixed

Farming/Grazing (without structural improvements)

Land Size: 11700 sqm approx

Agent Comments

Neat as a pin, this character filled cottage is set on a generous block of approx. 2.9 acres with views of the surrounding hills. The home offers 2 bedrooms as well as a formal lounge that would be easily converted to an extra bedroom. A large open plan living area is at the rear of the home, plus there is a modern kitchen and dining room and a spacious laundry/sewing room. Features include wood heating, numerous split system ac units, fresh paint throughout and a large undercover alfresco for outdoor entertaining. Outside the property offers a multitude of shedding include a double

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