# 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

Crown Allotment 12A/Section 3 Parish of Glenlyon Sharpes La, Wheatsheaf Vic 3461

## Indicative selling price

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

Single price \$425,000

#### Median sale price\*

Median price	Pro	operty Type		Suburb	Wheatsheaf
Period - From	to		Sourc	ce	

## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

This Statement of Information was prepared on:

11/10/2019 16:55

\* 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.



Crown Allotment 12A/Section 3 Parish of Glenlyon Sharpes La, Wheatsheaf Vic 3461

# hockingstuart

Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au



Property Type: Land Size: Approx 469,435 sqm approx Agent Comments Not fenced, creek boundary Indicative Selling Price \$425,000 No median price available

# **Comparable Properties**

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.

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



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.