

Statement of Information
Single residential property located outside the
Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9 VILHENEVE DRIVE WATFOLDA

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$229,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$325,000

*House

*Unit

Suburb
or locality

WATFOLDA

Period - From

3 March 17

to

30 August 17

Source

RP 0010

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

A*

These are the three properties sold within five kilometres of the property for sale in the last 18 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	60 VINCENT BOULEVARD WATFOLDA	\$133,000	12/7/2017
2	20 GARRIMAN DRIVE WATFOLDA	\$187,500	12/7/2017
3	41 BARNARD DRIVE WATFOLDA	\$112,500	24/7/2017

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 18 months.

Agent

Signature

Date

F. F. F.

F. F. F.

8/12/2017