

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 and
postcode

585 Wormbete Station Road Gherang VIC 3240

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

House

Suburb

Gherang

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 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

560 Wormbete Station Road Gherang VIC 3240	\$1,430,000	17-Sep-21
400 Thielemanns Road Gherang VIC 3240	\$1,390,000	09-Oct-21
5 Wormbete Station Road Wurdiboluc VIC 3241	\$1,250,000	13-Oct-21

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.~~

This Statement of Information was prepared on: 27 October 2021

	560 Wormbete Station Road Gherang VIC 3240  3  1  4	Sold Price	RS \$1,430,000	Sold Date	17-Sep-21
				Distance	0.5km
	400 Thielemanns Road Gherang VIC 3240  3  1  6	Sold Price	RS \$1,390,000	Sold Date	09-Oct-21
				Distance	1.5km
	5 Wormbete Station Road Wurdiboluc VIC 3241  4  2  5	Sold Price	RS \$1,250,000	Sold Date	13-Oct-21
				Distance	5.74km

RS = Recent sale UN = Undisclosed Sale

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