

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

16 Wilson Street, Gunbower Vic 3566

Indicative selling price

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

Range between \$85,000

&

\$93,500

Median sale price

Median price \$135,000

Property Type House

Suburb Gunbower

Period - From 12/03/2019

to

11/03/2020

Source REIV

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	4 Wilson St GUNBOWER 3566	\$90,000	06/12/2019
2			
3			

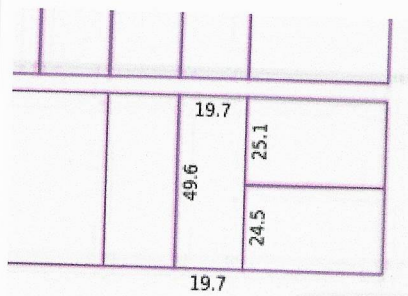
OR

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.

This Statement of Information was prepared on:

12/03/2020 13:44

16 Wilson Street, Gunbower Vic 3566



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Property Type: House (Previously Occupied - Detached)

Land Size: 980 sqm approx

Agent Comments

Indicative Selling Price

\$85,000 - \$93,500

Median House Price

12/03/2019 - 11/03/2020: \$135,000

Comparable Properties



4 Wilson St GUNBOWER 3566 (VG)



Agent Comments

Price: \$90,000

Method: Sale

Date: 06/12/2019

Property Type: House (Res)

Land Size: 1100 sqm approx

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.