



Rooms:

Property Type: Mixed

Farming/Grazing (without structural improvements)

Land Size: 19932 sqm approx

Agent Comments

Comparable Properties

110 Wallaby Rd WHEATSHEAF 3461 (VG)

Agent Comments



Price: \$130,000

Method: Sale

Date: 20/12/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 22000 sqm approx



225 Gays Rd WHEATSHEAF 3461 (REI/VG)

Agent Comments



Price: \$125,000

Method: Private Sale

Date: 08/07/2016

Rooms: -

Property Type: Land

Land Size: 20000 sqm approx

145 Woodduck Dr WHEATSHEAF 3461 (VG)

Agent Comments



Price: \$115,000

Method: Sale

Date: 14/10/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 19023 sqm approx

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

130 Whitegum Drive, W heatsheaf Vic 3461

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$168,000

Median sale price

Median price

Unit

X

Suburb or locality

W heatsheaf

Period - From

to

Source REIV

Comparable property sales

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
110 Wallaby Rd WHEATSHEAF 3461	\$130,000	20/12/2016
225 Gays Rd WHEATSHEAF 3461	\$125,000	08/07/2016
145 Woodduck Dr WHEATSHEAF 3461	\$115,000	14/10/2016