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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1609 Wangaratta-Whitfield Road Docker VIC 3678

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Indicative Selling Price

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

Range between \$415,000 & \$445,000

Median Sale Price

Important advice about the median sale price: 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*.

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.

	114 Oxley-Greta West Road Oxley VIC 3678	Sold Price	\$390,000	Sold Date	15-Feb-18
4 2 2				Distance	4.66km
	254 Colemans Lane Milawa VIC 3678	Sold Price	\$425,000	Sold Date	28-Oct-17
3 2 4				Distance	5.23km
	32 Simpson Street Oxley VIC 3678	Sold Price	\$422,103	Sold Date	11-Jan-19
4 1 2				Distance	5.34km

RS = Recent sale

UN = Undisclosed Sale

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