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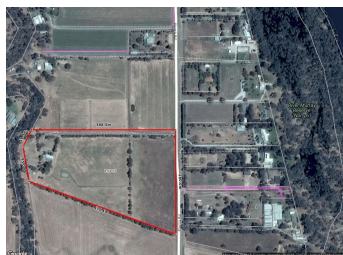
Statement of Information

91 PIANTA ROAD, WHARPARILLA, VIC

Prepared by Martin Harrison, Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



91 PIANTA ROAD, WHARPARILLA, VIC

 **3**  **-**  **-**

Indicative Selling Price

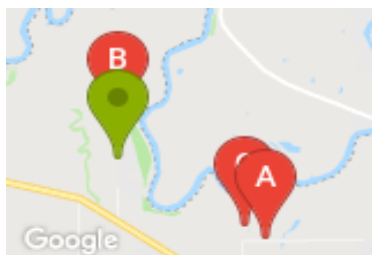
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$580,000

Provided by: Sharon Henson, Charles L King & Co First National

MEDIAN SALE PRICE



WHARPARILLA, VIC, 3564

Suburb Median Sale Price (House)

\$615,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



29 LATHAM RD, ECHUCA, VIC 3564

 **3**  **1**  **-**

Sale Price

\$591,000

Sale Date: 16/12/2017

Distance from Property: 2.3km



133 PIANTA RD, WHARPARILLA, VIC 3564

 **3**  **2**  **6**

Sale Price

\$535,000

Sale Date: 24/09/2017

Distance from Property: 576m



106 BRAUND RD, ECHUCA, VIC 3564

 **4**  **2**  **4**

Sale Price

***\$720,000**

Sale Date: 12/05/2018

Distance from Property: 2km



This report has been compiled on 26/06/2018 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

91 Pianta Road, Wharparilla, VIC

Indicative selling price

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

Single Price:

\$580,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

Wharparilla

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
29 Latham Rd, EchUCA, VIC 3564	\$591,000	16/12/2017
133 Pianta Rd, Wharparilla, VIC 3564	\$535,000	24/09/2017
106 Braund Rd, EchUCA, VIC 3564	*\$720,000	12/05/2018