

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

70 Wandana Road, Sale Vic 3850

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$326,250

Property Type

House

Suburb

Sale

Period - From

01/10/2018

to

30/09/2019

Source

REIV

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
1	52 Guthridge Pde SALE 3850	\$760,000	10/08/2018
2	9 Evelyn Dr SALE 3850	\$720,000	14/05/2019
3	1 Macalister St SALE 3850	\$715,000	11/04/2019

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:

12/12/2019 13:56



Property Type:

Agent Comments

Comparable Properties



52 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 10/08/2018

Rooms: 10

Property Type: House

Land Size: 2120 sqm approx

9 Evelyn Dr SALE 3850 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 14/05/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4000 sqm approx



1 Macalister St SALE 3850 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 11/04/2019

Rooms: 8

Property Type: House

Land Size: 1944 sqm approx