

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

79 Mckeone Road, Wellsford Vic 3551

Indicative selling price

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

Range between \$597,000 & \$647,000

Median sale price*

Median price Property Type Suburb Wellsford

Period - From to Source

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	64 Racecourse Rd ASCOT 3551	\$655,000	22/01/2020
2	30 Lillis La WELLSFORD 3551	\$595,000	09/10/2019
3	94 Mckeone Rd WELLSFORD 3551	\$510,000	18/06/2019

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: 10/11/2020 15:39

* 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.



4 3 10+

Property Type: House (Previously Occupied - Detached)
Land Size: 40000 (Approx) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$597,000 - \$647,000
No median price available

This advice does not form part of this Statement of Information * 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



64 Racecourse Rd ASCOT 3551 (VG)

[Agent Comments](#)

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Price: \$655,000
Method: Sale
Date: 22/01/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

30 Lillis La WELLSFORD 3551 (VG)

[Agent Comments](#)

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Price: \$595,000
Method: Sale
Date: 09/10/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 81200 sqm approx



94 Mckeone Rd WELLSFORD 3551 (REI)

[Agent Comments](#)

3 2 3

Price: \$510,000
Method: Private Sale
Date: 18/06/2019
Rooms: 5
Property Type: House
Land Size: 133551 sqm approx