



STATEMENT OF INFORMATION

259 MCCRAWS ROAD, WATTLE BANK, VIC 3995

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

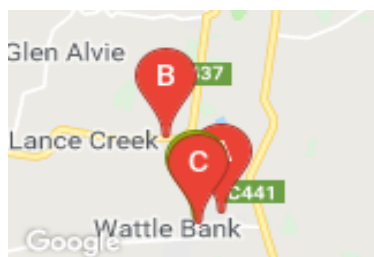
**259 MCCRAWS ROAD, WATTLE BANK, VIC** - - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$720,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WATTLE BANK, VIC, 3995

Suburb Median Sale Price (House)

\$435,000

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**60 DESMOND RD, WATTLE BANK, VIC 3995**

7 3 6

Sale Price

***\$985,000**

Sale Date: 13/11/2017

Distance from Property: 633m

**1996 KORUMBURRA-WONTHAGGI RD, LANCE**

3 2 5

Sale Price

\$585,000

Sale Date: 06/04/2018

Distance from Property: 2.5km

**275 MCCRAWS RD, WATTLE BANK, VIC 3995**

3 - -

Sale Price

\$575,000

Sale Date: 07/09/2017

Distance from Property: 137m



This report has been compiled on 13/01/2019 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

259 MCCRAWS ROAD, WATTLE BANK, VIC 3995

Indicative selling price

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

Single Price:

\$720,000

Median sale price

Median price

\$435,000

House

☒

Unit

☐

Suburb

WATTLE BANK

Period

01 January 2018 to 31 December 2018

Source



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

60 DESMOND RD, WATTLE BANK, VIC 3995	*\$985,000	13/11/2017
1996 KORUMBURRA-WONTHAGGI RD, LANCE CREEK, VIC 3995	\$585,000	06/04/2018
275 MCCRAWS RD, WATTLE BANK, VIC 3995	\$575,000	07/09/2017