

WE DELIVER RESULTS

STATEMENT OF INFORMATION

80 WHITEGUM DRIVE, WHEATSHEAF, VIC 3461

PREPARED BY RAE CORRIS, OFFICE PHONE: 03 53482328

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



80 WHITEGUM DRIVE, WHEATSHEAF, VIC  3  1  4

Indicative Selling Price

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

Single Price: **\$565,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



WHEATSHEAF, VIC, 3461

Suburb Median Sale Price (House)

\$487,500

01 January 2017 to 31 December 2017

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.



404 SHARPES LANE, WHEATSHEAF, VIC  3  1  4

Sale Price

\$609,500

Sale Date: 28/03/2017

Distance from Property: 983m



95 GAYS RD, WHEATSHEAF, VIC 3461  3  2  2

Sale Price

\$510,000

Sale Date: 27/10/2016

Distance from Property: 514m



75 WHITEGUM DR, WHEATSHEAF, VIC  2  1  4

Sale Price

\$465,000

Sale Date: 23/06/2016

Distance from Property: 38m



This report has been compiled on 16/03/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

80 WHITEGUM DRIVE, WHEATSHEAF, VIC 3461

Indicative selling price

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

Single Price:

\$565,000

Median sale price

Median price

\$487,500

House

Unit

Suburb

WHEATSHEAF

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
404 SHARPES LANE, WHEATSHEAF, VIC 3461	\$609,500	28/03/2017
95 GAYS RD, WHEATSHEAF, VIC 3461	\$510,000	27/10/2016
75 WHITEGUM DR, WHEATSHEAF, VIC 3461	\$465,000	23/06/2016