

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Wilson Street, Gunbower Vic 3566

Indicative selling price

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

Single price \$98,000

Median sale price

Median price \$130,000

Property Type House

Suburb Gunbower

Period - From 25/10/2018

to 24/10/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* 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
1	1 Gunbower St GUNBOWER 3566	\$140,000	02/05/2019
2	18 Railway PI GUNBOWER 3566	\$130,000	14/06/2019
3			

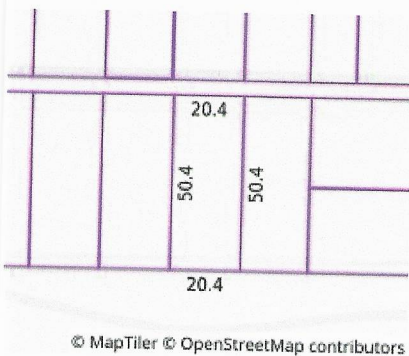
OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/10/2019 13:58

4 Wilson Street, Gunbower Vic 3566



3 1 1

Property Type: House
Land Size: 1100 sqm approx
Agent Comments

Indicative Selling Price
\$98,000
Median House Price
25/10/2018 - 24/10/2019: \$130,000

Comparable Properties

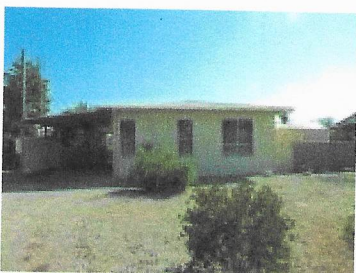


1 Gunbower St GUNBOWER 3566 (REI/VG)

Agent Comments

3 1 1

Price: \$140,000
Method: Private Sale
Date: 02/05/2019
Property Type: House
Land Size: 1029 sqm approx



18 Railway PI GUNBOWER 3566 (REI/VG)

Agent Comments

3 1 2

Price: \$130,000
Method: Private Sale
Date: 14/06/2019
Property Type: House
Land Size: 1012 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.