

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

445 Wensleydale Station Road, Wensleydale Vic 3241
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Indicative selling price

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

Price range between

\$1,275,000

 &

\$1,375,000

Median sale price

Median price

No data

 Property type

House

 Suburb

Wensleydale Vic 3241

Period - From

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 to

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 Source

Realestate.com.au

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
1 140 Casboults Road, Wensleydale Victoria 3241	\$1,140,000	18 th Dec 2018
2 100 knights Track, Wensleydale Victoria 3241	\$1,055,000	16 th Feb 2019
3 80 Eagle Point Road, Bellbrae Victoria 3228	\$1,675,000	16 th Oct 2019

This Statement of Information was prepared on:

24th October 2019
