



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 or
locality and postcode

32 CHAPMANS ROAD, WATFALCRAE 3824.

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* 249,000 or range between \$* _____ & \$ _____

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 348,250 . *House ☒ *unit ☐ Suburb or locality WATFALCRAE
Period - From JUNE 18 to _____ Source RP DATA.

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 20 CHAPMANS ROAD, WATFALCRAE 3824.	\$455,000	10/5/18
² 92 GUNNING ST WATFALCRAE 3824.	\$304,000	5/10/18
³ 9 KILMURRA ST, WATFALCRAE 3824.	\$350,000	13/9/18

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.