

WE DELIVER RESULTS

STATEMENT OF INFORMATION

135 WALLABY ROAD, WHEATSHEAF, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



135 WALLABY ROAD, WHEATSHEAF,

3 1 2

Indicative Selling Price

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

Price Range: \$590,000 to \$620,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



WHEATSHEAF, VIC, 3461

Suburb Median Sale Price (House)

\$435,000

01 October 2016 to 30 September 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.



125 WALLABY RD, WHEATSHEAF, VIC 3461

3 1 2

Sale Price

***\$575,000**

Sale Date: 02/10/2017

Distance from Property: 75m



130 WALLABY RD, WHEATSHEAF, VIC 3461

3 2 2

Sale Price

***\$500,000**

Sale Date: 20/09/2017

Distance from Property: 36m



289 SCOTTS LANE, PORCUPINE RIDGE, VIC

3 1 4

Sale Price

\$615,000

Sale Date: 17/03/2017

Distance from Property: 5.5km



This report has been compiled on 14/11/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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404 SHARPES LANE, WHEATSHEAF, VIC 3461

 **3**  **1**  **4**

Sale Price

\$609,500

Sale Date: 28/03/2017

Distance from Property: 1.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and

135 WALLABY ROAD, WHEATSHEAF, VIC 3461

Indicative selling price

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

Price Range:

\$590,000 to \$620,000

Median sale price

Median price

\$435,000

House

X

Unit

Suburb

WHEATSHEAF

Period

01 October 2016 to 30 September 2017

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	Price	Date of sale
125 WALLABY RD, WHEATSHEAF, VIC 3461	*\$575,000	02/10/2017
130 WALLABY RD, WHEATSHEAF, VIC 3461	*\$500,000	20/09/2017
289 SCOTTS LANE, PORCUPINE RIDGE, VIC 3461	\$615,000	17/03/2017
404 SHARPES LANE, WHEATSHEAF, VIC 3461	\$609,500	28/03/2017