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



MEDIAN SALE PRICE



WHEATSHEAF, VIC, 3461

Suburb Median Sale Price (House)

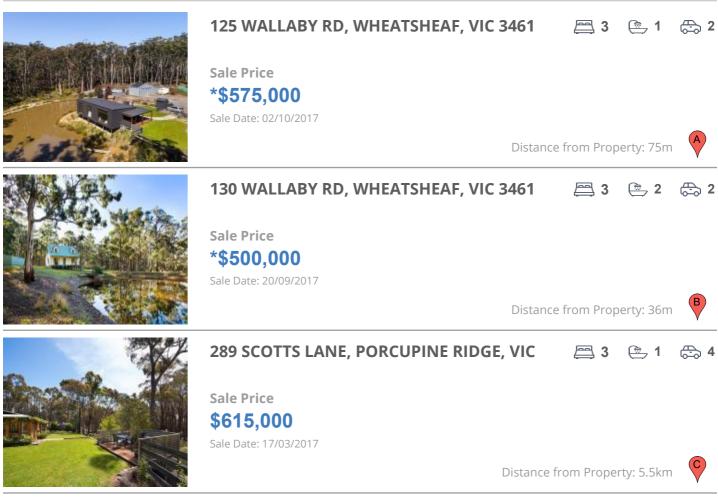
\$435,000

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.



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



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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

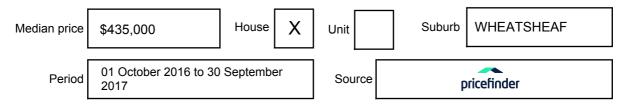
Indicative selling price

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

Price Range:

\$590,000 to \$620,000

Median sale price



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