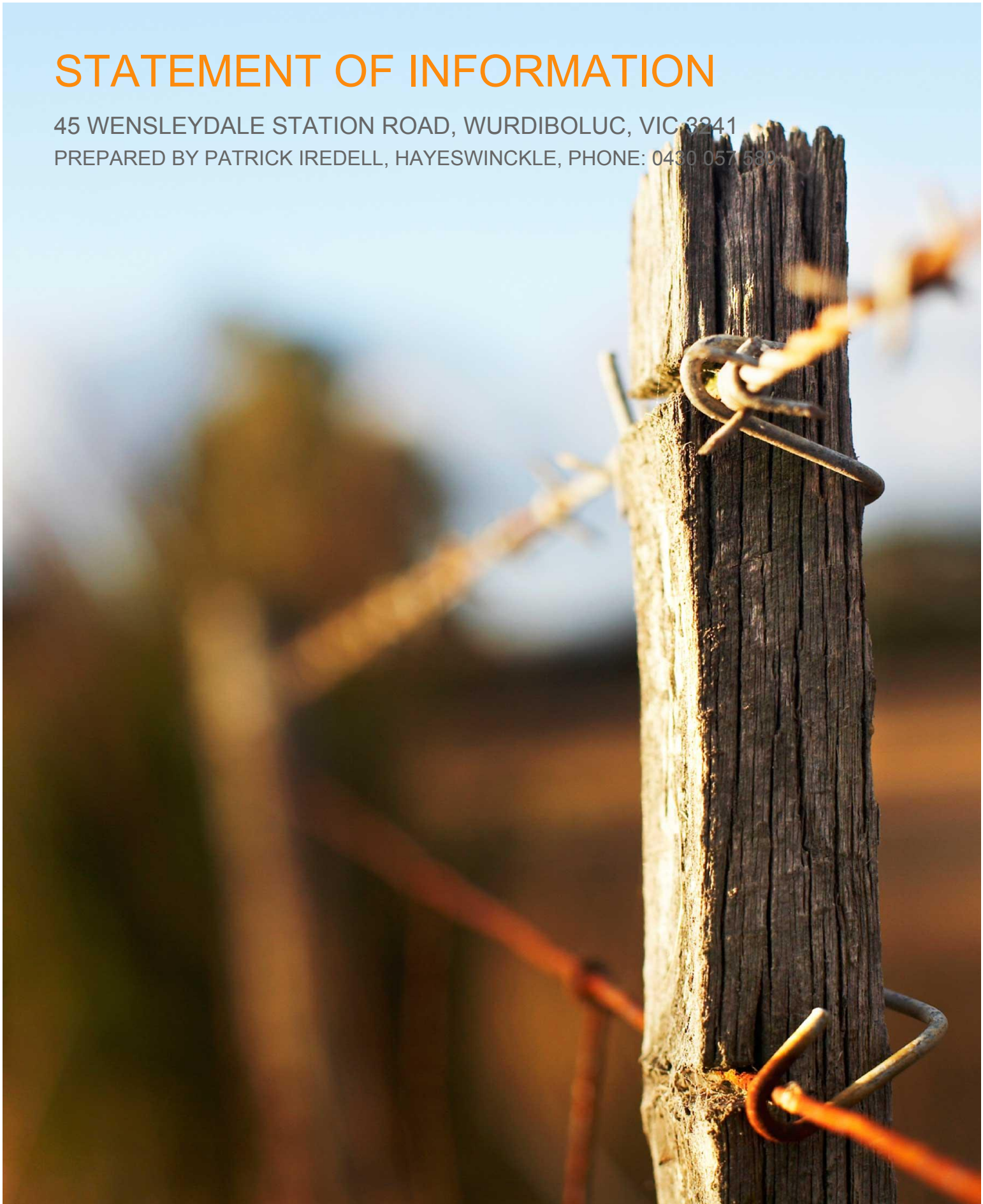


STATEMENT OF INFORMATION

45 WENSLEYDALE STATION ROAD, WURDIBOLUC, VIC 3241

PREPARED BY PATRICK IREDELL, HAYESWINCKLE, PHONE: 0430 057 580



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 WENSLEYDALE STATION ROAD,

5 2 8

Indicative Selling Price

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

Single Price: \$2,500,000

Provided by: Patrick Iredell, Hayeswinckle

MEDIAN SALE PRICE



WURDIBOLUC, VIC, 3241

Suburb Median Sale Price (House)

\$1,250,000

01 April 2021 to 31 March 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1400 WINCHELSEA-DEANS MARSH RD,

3 2 2

Sale Price

\$1,515,000

Sale Date: 04/08/2021

Distance from Property: 10km



115 WAINWRIGHTS LANE, BUCKLEY, VIC

3 2 4

Sale Price

\$1,505,000

Sale Date: 24/05/2021

Distance from Property: 7.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

45 WENSLEYDALE STATION ROAD, WURDIBOLUC, VIC 3241

Indicative selling price

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

Single Price:

\$2,500,000

Median sale price

Median price

\$1,250,000

Property type

House

Suburb

WURDIBOLUC

Period

01 April 2021 to 31 March 2022

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

| | | |
|--|-------------|------------|
| 1400 WINCHELSEA-DEANS MARSH RD, BAMBRA, VIC 3241 | \$1,515,000 | 04/08/2021 |
| 115 WAINSWRIGHTS LANE, BUCKLEY, VIC 3240 | \$1,505,000 | 24/05/2021 |

This Statement of Information was prepared

03/05/2022