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 and postcode

20 LIGHTWOOD DRIVE WHEATSHEAF VIC 3461

Indicative selling price

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

Single Price	or range between	\$1,100,000	&	\$1,200,000
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
45 WHITEGUM DRIVE WHEATSHEAF VIC 3461	\$1,150,000	01-Oct-24
65 KANGAROO DRIVE COOMOORA VIC 3461	\$1,200,000	28-May-24
4 COLLINS ROAD GLENLYON VIC 3461	\$1,360,000	24-Jan-25

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.

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45 WHITEGUM DRIVE WHEATSHEAF VIC 3461

⇔ 4

Sold Price

\$1,150,000 Sold Date 01-Oct-24

Distance 1.12km



65 KANGAROO DRIVE COOMOORA VIC 3461

₽ 1

₩ 3

Sold Price

\$1,200,000 Sold Date 28-May-24

Distance 2.31km



4 COLLINS ROAD GLENLYON VIC Sold Price 3461

\$ 2

\$1,360,000 Sold Date **24-Jan-25**

Distance 2.82km



47A ELDON STREET GLENLYON VIC 3461

= 4

⇔ 2

Sold Price

\$1,310,000 Sold Date **12-Jun-24**

Distance 3.51km

RS = Recent sale

UN = Undisclosed Sale

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