

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 or
locality and postcode

CA 17 School Road, Wandiligong Vic 3744

Indicative selling price

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

Single price \$195,000

Median sale price

Median price

House

Unit

Suburb or locality

Period - From

to

Source

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 eighteen 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	76 School Rd WANDILIGONG 3744	\$210,000	29/05/2017
2	48 School Rd WANDILIGONG 3744	\$210,000	28/07/2016
3	42 School Rd WANDILIGONG 3744	\$200,000	21/03/2016

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 eighteen months.~~



Indicative Selling Price
\$195,000

Rooms:
Property Type:
Agent Comments

Comparable Properties



76 School Rd WANDILIGONG 3744 (REI/VG) Agent Comments



Price: \$210,000
Method: Private Sale
Date: 29/05/2017
Rooms: -
Property Type: Land
Land Size: 4020 sqm approx



48 School Rd WANDILIGONG 3744 (REI/VG) Agent Comments



Price: \$210,000
Method: Private Sale
Date: 28/07/2016
Rooms: -
Property Type: Land
Land Size: 2108 sqm approx



42 School Rd WANDILIGONG 3744 (VG) Agent Comments



Price: \$200,000
Method: Sale
Date: 21/03/2016
Rooms: -
Property Type: Land
Land Size: 2072 sqm approx