

## 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

6 Growlers Creek Road, Wandiligong Vic 3744

#### Indicative selling price

 For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$165,000

#### Median sale price

Median price

House

Unit

Suburb or locality

Wandiligong

Period - From

to

Source

REIV

#### 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	6 Growlers Creek Rd WANDILIGONG 3744	\$175,000	09/12/2016
3	ps 142190 Morses Creek Rd WANDILIGONG 3744	\$158,000	19/08/2016

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**  
\$165,000



**Rooms:**  
**Property Type:** Land  
**Land Size:** 1004 sqm approx  
**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



**6 Growlers Creek Rd WANDILIGONG 3744 (VG)** **Agent Comments**



**Price:** \$175,000  
**Method:** Sale  
**Date:** 09/12/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1156 sqm approx



**ps 142190 Morses Creek Rd WANDILIGONG 3744 (REI)** **Agent Comments**



**Price:** \$158,000  
**Method:** Private Sale  
**Date:** 19/08/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1410 sqm approx