



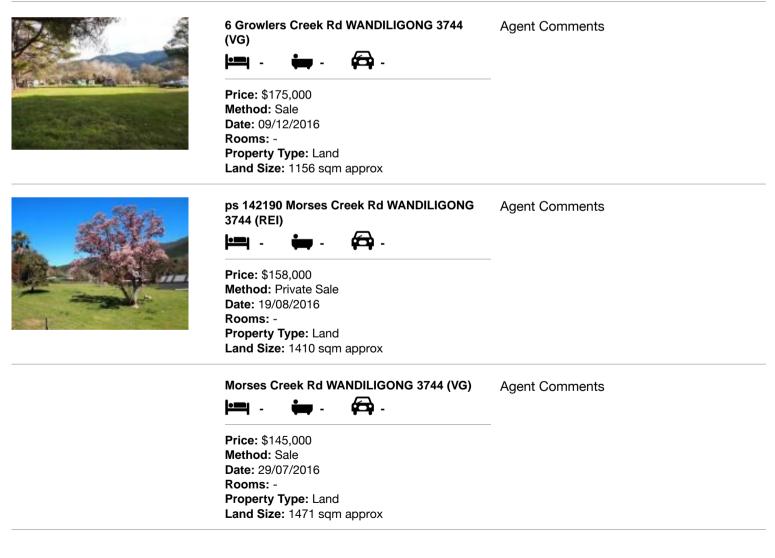


Rooms: Property Type: Land Size: 754 sqm approx Agent Comments (03) 5755 1944 0407 058 837 cameron@brightfirstnational.com.au

Indicative Selling Price \$139,000

**Cameron Alexander** 

## **Comparable Properties**



Account - Alexander's First National Real Estate | P: (03) 5755 1944 | F: (03) 5755 1183

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 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 andpostcode

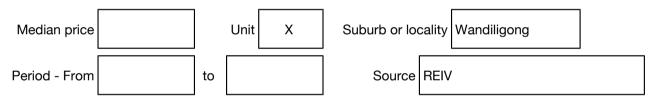
CA 60 Growlers Creek Road, Wandiligong Vic 3744

#### Indicative selling price

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

Single price \$139,000

#### 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 property	Price	Date of sale
6 Growlers Creek Rd WANDILIGONG 3744	\$175,000	09/12/2016
ps 142190 Morses Creek Rd WANDILIGONG 3744	\$158,000	19/08/2016
Morses Creek Rd WANDILIGONG 3744	\$145,000	29/07/2016

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propertydata

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