

STATEMENT OF INFORMATION

275 MCCRAWS ROAD, WATTLE BANK, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



275 MCCRAWS ROAD, WATTLE BANK, VIC 🏠 4 🚗 - 🚘 -

Indicative Selling Price

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

Price Range: **\$300,000 to \$330,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WATTLE BANK, VIC, 3995

Suburb Median Sale Price (House)

\$530,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



240 MCCRAWS RD, WATTLE BANK, VIC 3995 🏠 - 🚗 - 🚘 -

Sale Price

\$510,000

Sale Date: 02/10/2016

Distance from Property: 551m



240 MCCRAWS RD, WATTLE BANK, VIC 3995 🏠 - 🚗 - 🚘 -

Sale Price

\$325,000

Sale Date: 17/09/2016

Distance from Property: 617m



27 ANTHONYS RD, WATTLE BANK, VIC 3995 🏠 - 🚗 - 🚘 -

Sale Price

\$285,000

Sale Date: 11/02/2016

Distance from Property: 687m



This report has been compiled on 04/07/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

275 MCCRAWS ROAD, WATTLE BANK, VIC 3995

Indicative selling price

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

Price Range: \$300,000 to \$330,000

Median sale price

Median price

\$530,000

House

Unit

Suburb

WATTLE BANK

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
240 MCCRAWS RD, WATTLE BANK, VIC 3995	\$510,000	02/10/2016
240 MCCRAWS RD, WATTLE BANK, VIC 3995	\$325,000	17/09/2016
27 ANTHONYS RD, WATTLE BANK, VIC 3995	\$285,000	11/02/2016