STATEMENT OF INFORMATION

275 MCCRAWS ROAD, WATTLE BANK, VIC 3995 PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



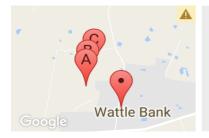


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



WATTLE BANK, VIC, 3995

Suburb Median Sale Price (House)

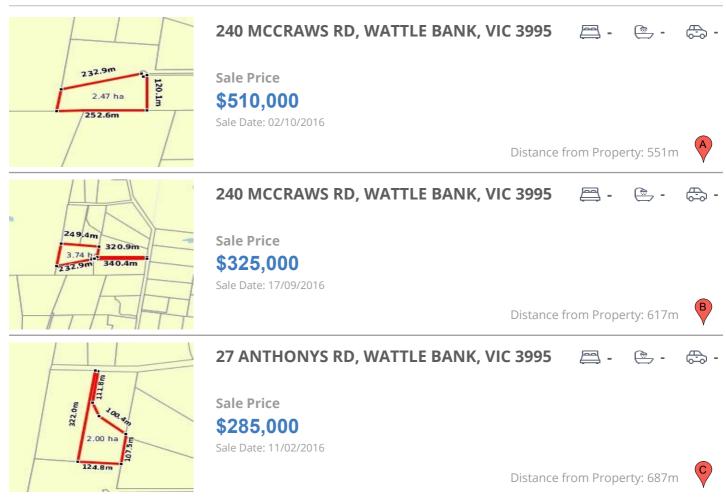
\$530,000

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.



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

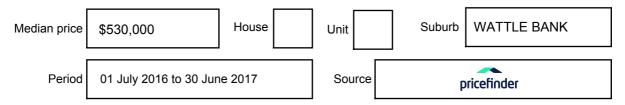
Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price



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

