



## STATEMENT OF INFORMATION

966 CENTRE ROAD, WAAIA, VIC 3637

PREPARED BY HINCHLIFFE AND GREED REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**966 CENTRE ROAD, WAAIA, VIC 3637**

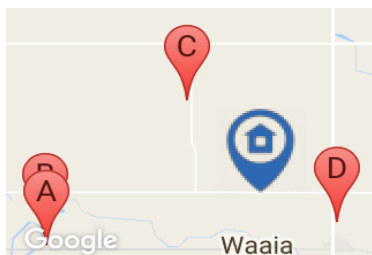
3 1 2

### Indicative Selling Price

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

**210,000 to 233,333.00**

## SUBURB MEDIAN



**WAAIA, VIC, 3637**

Suburb Median Sale Price (House)

**\$235,000**

01 April 2016 to 31 March 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.



**497 NATHALIA-WAAIA RD, NATHALIA, VIC**

3 1 2

Sale Price

**\$205,000**

Sale Date: 31/03/2017

Distance from Property: 5.9km



**465 NATHALIA-WAAIA RD, NATHALIA, VIC**

3 1 2

Sale Price

**\$285,000**

Sale Date: 20/02/2017

Distance from Property: 5.9km



**391 SETTLEMENT BOUNDARY RD, WAAIA, VIC**

4 1 2

Sale Price

**\$290,000**

Sale Date: 10/02/2017

Distance from Property: 3.4km



This report has been compiled on 25/05/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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82 WAAIA-BEARII RD, WAAIA, VIC 3637

 3  2  2

Sale Price

**\$235,000**

Sale Date: 20/05/2016

Distance from Property: 2.2km



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

966 CENTRE ROAD, WAAIA, VIC 3637

Indicative selling price

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

Single Price / Range

210,000 to 233,333.00

Median sale price

Median price

\$235,000

House

X

Unit


Suburb

WAAIA

Period

01 April 2016 to 31 March 2017

Source



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
497 NATHALIA-WAAIA RD, NATHALIA, VIC 3638	\$205,000	31/03/2017
465 NATHALIA-WAAIA RD, NATHALIA, VIC 3638	\$285,000	20/02/2017
391 SETTLEMENT BOUNDARY RD, WAAIA, VIC 3637	\$290,000	10/02/2017
82 WAAIA-BEARII RD, WAAIA, VIC 3637	\$235,000	20/05/2016