

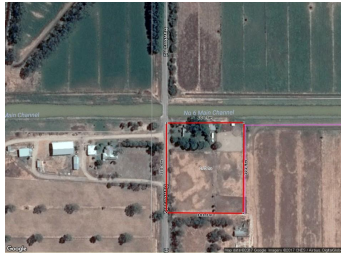
STATEMENT OF INFORMATION

1369 HAWKERS ROAD, WAAIA, VIC 3637

PREPARED BY HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1369 HAWKERS ROAD, WAAIA, VIC 3637

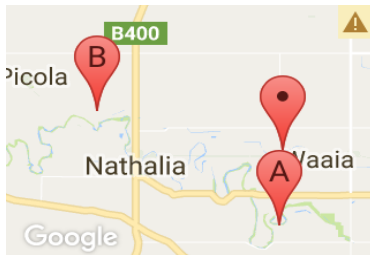
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Indicative Selling Price

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

Single Price: **\$320,000**

MEDIAN SALE PRICE



WAAIA, VIC, 3637

Suburb Median Sale Price (House)

\$217,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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 18 months.



42 WILKINSONS RD, KAARIMBA, VIC 3635

4 1 4

Sale Price

\$300,000

Sale Date: 24/05/2017

Distance from Property: 4.4km



63 PETER CLAY RD, NATHALIA, VIC 3638

3 1 4

Sale Price

\$263,000

Sale Date: 07/09/2017

Distance from Property: 10km



This report has been compiled on 16/11/2017 by Hinchliffe And Greed Real Estate. 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

1369 HAWKERS ROAD, WAAIA, VIC 3637

Indicative selling price

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

Single Price:

\$320,000

Median sale price

Median price

\$217,500

House

X

Unit


Suburb

WAAIA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 18 months.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 42 WILKINSONS RD, KAARIMBA, VIC 3635 | \$300,000 | 24/05/2017 |
| 63 PETER CLAY RD, NATHALIA, VIC 3638 | \$263,000 | 07/09/2017 |