

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 and
postcode

614 Morses Creek Road Wandiligong VIC 3744
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,750,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

 Property type

Other

 Suburb

Wandiligong

Period-from

01 Sep 2020

 to

31 Aug 2021

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
14 Williams Road Wandiligong VIC 3744	\$985,000	02-Jul-21
695 Morses Creek Road Wandiligong VIC 3744	\$1,295,000	07-Jun-20
770 Morses Creek Road Wandiligong VIC 3744	\$930,000	25-May-21

OR

B* 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.

This Statement of Information was prepared on: 14 September 2021



14 Williams Road Wandiligong VIC 3744

 3  2  2

Sold Price

\$985,000

Sold Date

02-Jul-21

Distance

0.6km



695 Morses Creek Road Wandiligong VIC 3744

 4  2  6

Sold Price

\$1,295,000

Sold Date

07-Jun-20

Distance

0.74km



770 Morses Creek Road Wandiligong VIC 3744

 3  2  2

Sold Price

\$930,000

Sold Date

25-May-21

Distance

1.47km



402 Morses Creek Road Wandiligong VIC 3744

 3  3  2

Sold Price

\$1,196,000

Sold Date

24-Nov-20

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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