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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

51 Desmond Road Wattle Bank VIC 3995

 3  2  2

Indicative Selling Price

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













Single Price \$745,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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.

	10 Pearsalls Road Inverloch VIC 3996  4  3  4	Sold Price	\$775,000	Sold Date	22-Dec-17	Distance	5.51km
	2 Nesci Court Inverloch VIC 3996  4  2  3	Sold Price	\$790,000	Sold Date	09-Aug-18	Distance	6.23km
	13 Wallaby Drive Koonwarra VIC 3954  4  2  5	Sold Price	\$780,000	Sold Date	12-Feb-18	Distance	20.83km

RS = Recent sale UN = Undisclosed Sale

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