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 or locality and postcode	100 Gays Road, Wheatsheaf, Vic 3461

Indicative selling price

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

	range between	$695,000	&	$730,000

Median sale price

Median price	$710,000	Property type	House	Suburb	Wheatsheaf
Period - From	Apr 2021	to	Mar 2022	Source	Pricefinder.com

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
20 Woodduck Drive, Wheatsheaf	$ 470,000	23/02/2022
180 Whitegum Drive, Wheatsheaf	$ 885,000	11/01/2022
150 Gays Road, Wheatsheaf	$ 695,000	16/09/2021

This Statement of Information was prepared on: 16th June, 2022