

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

94 High Street, Wedderburn

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### Indicative selling price

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

Single Price \$139,000

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### Median sale price

Median Price \$125,000 | House | Wedderburn

Period – From March 2017 to July 2017 Source – RPdata

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### 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
151 High Street, Wedderburn	\$210,000	10/03/17
37 Tantulla Street, Wedderburn	\$ 95,000	01/07/17
128 high Street, Wedderburn	\$ 70,000	24/03/17