

## 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

87 Nine Mile Road, Wedderburn Vic 3518

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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 \$77,000

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### Median sale price

Median Price \$143,000 | House | Wedderburn

Period – From 8<sup>th</sup> October 2017 to 8<sup>th</sup> October 2018 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
83 Wilson Street, Wedderburn Vic 3518	\$127,000	05/06/2018
94 High Street, Wedderburn Vic 3518	\$132,000	21/11/2017
100 High Street, Wedderburn Vic 3518	\$130,000	05/09/2017