

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

---

### Property offered for sale

7187 Calder Highway, Wedderburn Vic 3518

---

### Indicative selling price

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

Range \$285,000 - \$299,500

---

### Median sale price

Median Price \$139,000 | House | Wedderburn

Period – From 6<sup>th</sup> April 2017 to 6<sup>th</sup> April 2018 Source – RPdata

---

### 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
48 Chapel Street, Wedderburn	\$190,000	22/12/2017
18 Racecourse Road, Wedderburn	\$275,000	04/09/2017
28 Harpers Lane, Wedderburn	\$175,000	31/08/2017