

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

58 Traton Street, Wahgunyah, 3687

Indicative selling price

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

Single price \$370,000

Median sale price

Median price

\$287,500

House

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Suburb
or locality

Wahgunyah

Period - From

January 2017

to

Source

RP Data

Comparable property sales

A 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
1 – 56 Dennison Street, Wahgunyah	\$337,000	10/6/2016
2 – 4 Morely Drive, Wahgunyah	\$385,000	24/2/2017
3 – 19 Chandler Court, Wahgunyah	\$285,000	23/12/2016