

## 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 and  
postcode

17 Clifton West Road Wy Yung VIC 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Farm

Suburb

Wy Yung

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

60 Dumont Drive Mount Taylor VIC 3875	\$539,000	25-Mar-21
190 Mount Lookout Road Mount Taylor VIC 3875	\$639,000	04-Sep-20
240 Bullumwaal Road Wy Yung VIC 3875	\$835,000	19-Mar-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**60 Dumont Drive Mount Taylor VIC 3875**

Sold Price

<sup>RS</sup> **\$539,000**

Sold Date

**25-Mar-21**

4 2 2

Distance

**0.64km**



**190 Mount Lookout Road Mount Taylor VIC 3875**

Sold Price

**\$639,000**

Sold Date

**04-Sep-20**

3 2 2

Distance

**2.43km**



**240 Bullumwaal Road Wy Yung VIC 3875**

Sold Price

**\$835,000**

Sold Date

**19-Mar-21**

4 2 4

Distance

**1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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