

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 or
locality and postcode

416 Josephine Drive, Wedderburn VIC 3518

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price

\$280,000

Property type

House

Suburb

Wedderburn

Period - From

October 2022

to

September 2023

Source

Realestate.com.au

Comparable property sales

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.

This Statement of Information was prepared on: 05/10/2023