

# 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 25 Durimbal Avenue, Wye River 3234

### 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 \$2,100,000 or range between &

### Median sale price

Median price \$1,990,000 Property type House Suburb Wye River Vic 3234

Period - From 10/1.2023 to 10/4/2024 Source Real Estate.com.au

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

Address of comparable property	Price	Date of sale

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 5 kilometres of the property for sale in the last 18 months

This Statement of Information was prepared on: 10/4/2024