

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

102 High Street, Wedderburn Vic 3518

Indicative selling price

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

Range \$119,000 - \$128,000

Median sale price

Median Price \$157,000 | House | Wedderburn

Period – From 20th April 2017 to 20th 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
100 High Street, Wedderburn	\$130,000	05/09/2017
93 High Street, Wedderburn	\$132,000	21/11/2017