

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

---

### Property offered for sale

CA 91B Woolshed Flat Road, Woolshed Flat Vic 3518

---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$153,000

---

### Median sale price

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2)(b) of the Estate Agents Act 1980.

---

### 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
381 Wallaby Way, Wedderburn Vic 3518	\$110,000	20/04/2018
Woolshed Flat Road, Woolshed Flat Vic 3518	\$139,000	15/03/2018
Wedderburn-Wychitella Road, Buckrabanyule Vic 3525	\$70,000	19/02/2018