

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 FIRST ST, WENTHAGGI VIC 3995

Indicative selling price

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

Single Price:

160,000 —

Median sale price

Median price

House

Unit

Suburb

Period

Source

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
4 FRANCIS COURT, WENTHAGGI	\$142,500	12/12/2017
12 FRANCIS COURT, WENTHAGGI	\$165,000	14/02/2017
6 FRANCIS COURT, WENTHAGGI	\$145,000	14/11/2017