

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

38 Webster Street, Wycheproof Vic 3527

Indicative selling price

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

Single Price \$239,000

Median sale price

Median Price \$110,000 | House | Wycheproof

Period – From 1st October 2017 to 1st October 2018 Source – RPdata

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.