

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

635 Wentworth Road - Calder  
Hwy,  
YELTA 3505

### Indicative selling price

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

**Range \$250,000 - \$270,000**

### Median sale price

Median **House** for **YELT A** for period **Apr 2017 - Apr 2018**

Sourced from **RP Data**.

**\$175,000**

### 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 the most comparable to the property for sale.

**443 Paschendale Avenue,**  
Merbein 3505

**Price \$250,000** Sold 12  
October 2017

**257 Little Cowra Road,**  
Yelta 3505

**Price \$291,000** Sold 14  
February 2018

**62 Quandong Avenue,**  
Merbein 3505

**Price \$191,000** Sold 01  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

House

3 beds

1 baths

5 parking

#### Burns & Co

107 Eighth Street,  
Mildura VIC 3500

#### Contact agents

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**Burns & Co**