

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

11 Chapel Street, Wedderburn Vic 3518

Indicative selling price

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

Single Price \$119,000

Median sale price

Median Price \$167,000 | House | Wedderburn

Period – From 30th July 2017 to 30th July 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
69 Godfrey Street, Wedderburn Vic 3518	\$99,000	08/03/2018
10 Kerr Street, Wedderburn Vic 3518	\$124,000	20/06/2018
53 Reef Street, Wedderburn Vic 3518	\$125,000	22/12/2017