

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

465 Broadway Wycheproof, Vic 3527

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### Indicative selling price

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

Single \$89,000

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### Median sale price

Median Price \$127,855 | House | Wycheproof

Period – From 19<sup>th</sup> February 2017 to 19<sup>th</sup> February 2018 | Source – RPdata

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### 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
16 Webster Street, Wycheproof Vic 3527	\$60,000	13/04/2017
43 Webster Street, Wycheproof Vic 3527	\$65,000	30/03/2017
14 Prospect Street, Wycheproof Vic 3527	\$133,000	02/10/2017