

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

70 Clifton West Road Wy Yung VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,000

Property type

House

Suburb

Wy Yung

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

130 Boyds Road Mount Taylor VIC 3875	\$800,000	09-Dec-21
156 Orrs Road Wy Yung VIC 3875	\$890,000	18-Aug-21
25 Dockertys Road Wy Yung VIC 3875	\$1,200,000	05-Jul-21

OR

B* ~~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.~~

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130 Boyds Road Mount Taylor VIC 3875

Sold Price

^{RS} **\$800,000**

Sold Date

09-Dec-21

4 2 4

Distance

4.85km



156 Orrs Road Wy Yung VIC 3875

Sold Price

\$890,000

Sold Date

18-Aug-21

4 2 -

Distance

3.06km



25 Dockertys Road Wy Yung VIC 3875

Sold Price

\$1,200,000

Sold Date

05-Jul-21

4 2 16

Distance

2.94km

RS = Recent sale

UN = Undisclosed Sale

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