

## 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

Lot 2, 6 Josephine Drive, Wedderburn Vic 3518

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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 Price \$70,000

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### Median sale price

Median Price \$185,555 | Land | Wedderburn

Period – From November 2016 to October 2017 Source – RPdata

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### 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.