

# Wilson Partners

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

6 Cooke Drive, Pyalong, 3521

#### Indicative selling price

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

Single price

\$

or range between

\$280,000

&

\$295,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$484,666

\*House

x

\*Unit

Suburb  
or locality

Pyalong

Period - From

22.07.16

to

31.08.17

Source

Landata

#### 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.

\*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.