## 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 or locality and postcode  18 Karingal Drive, Wye River, VIC, 3234							
Indicative selling price  For the meaning of this price see consumer.vic.gov.au/underquoting  Price \$535,000							
Median sale price							
*		Property ty	operty type Land		Suburb	Wye River	
	to		Source				
*Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the <i>Estate Agents Act 1980</i> .							
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
1 3 Wallace Street, Wye River					\$675,0	000	22.12.22
2 5 Iluka Ave, Wye River					\$750,0	000	18.12.22
3 5 Durimbil Avenue, Wye River					\$670,0	000	22.12.22
	price sprice service sprice service se	price sprice see consum  \$535,000  to  to  to  to  to  to  erty sales sperties sold withing sentative considers able property  Wye River  River	price sprice see consumer.vic.gov.au.  \$535,000  Property ty  to  Property ty  to  the median sale price: When the dian sale prices of residential are sales records (if any), did not part and the Agents Act 1980.  Perty sales Sperties sold within five kilometre sentative considers to be most complete property  Wye River  River	price sprice sprice see consumer.vic.gov.au/underquoting \$535,000  Property type Land  to Source  the median sale price: When this Statement and as a sale prices of residential property in the sales records (if any), did not provide a median sale price sold within five kilometres of the properties	price sprice sprice see consumer.vic.gov.au/underquoting  \$535,000  Property type Land  to Source  at the median sale price: When this Statement of Informatedian sale prices of residential property in the suburb or an alea sales records (if any), did not provide a median sale price to the Agents Act 1980.  Perty sales Sperties sold within five kilometres of the property for sale sentative considers to be most comparable to the property  Wye River  River	price sprice sprice see consumer.vic.gov.au/underquoting  \$535,000  Property type Land Suburb  to Source  It the median sale price: When this Statement of Information was nedian sale prices of residential property in the suburb or locality in rales records (if any), did not provide a median sale price that note Agents Act 1980.  Properties sold within five kilometres of the property for sale in the label property in the suburb or locality is the Agents Act 1980.  Price when the property for sale in the label property sold within five kilometres of the property for sale in the label property when the property for sale in the label property sold within five kilometres of the property for sale in the label property when the property for sale in the label property for	price sprice see consumer.vic.gov.au/underquoting  \$535,000  Property type Land Suburb Wye River  to Source  suit the median sale price: When this Statement of Information was prepared, put the dian sale prices of residential property in the suburb or locality in which the pur sales records (if any), did not provide a median sale price that met the require state Agents Act 1980.  Perty sales Operties sold within five kilometres of the property for sale in the last 18 months sentative considers to be most comparable to the property for sale.  Price  Wye River  \$675,000  River  \$750,000

This Statement of Information was prepared on: 19.12.23

