

## 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

30 Ridge Street, Wedderburn Vic 3518

### Indicative selling price

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

Range between \$365,000 & \$380,000

### Median sale price

Median price

\$170,000

Property type

House

Suburb

Wedderburn

Period - From

27<sup>th</sup> February 2019

to

27<sup>th</sup> February 2020

Source

Realestate.com.au

### 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.

This Statement of Information was prepared on: 5<sup>th</sup> March 2020