

## 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

11 O'Connor Street, Wycheproof, Vic 3527

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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)

Range \$265,000-\$290,000

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### Median sale price

Median Price \$82,500 | House | Wycheproof

Period – From 13<sup>th</sup> November 2016 to 13<sup>th</sup> November 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.