



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 32 MORLEY DRIVE, WAHGUNYAH 3687

### Indicative selling price

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

**Single price \$499,000**

### Median sale price

Median **House** for **WAHGUNYAH** for period **Oct 2017 - Sep 2018**  
Sourced from **Pricefinder**.

**\$107,500**

### 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 the most comparable to the property for sale.

<b>9 Main Street,</b> Wahgunyah 3687	<b>Price \$245,000</b> Sold 28 June 2018
<b>31 Maxwell Drive,</b> Wahgunyah 3687	<b>Price \$485,000</b> Sold 09 July 2018
<b>23 Victoria Street,</b> Wahgunyah 3687	<b>Price \$225,000</b> Sold 23 August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Elders Real Estate Wodonga

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#### Contact agents



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