

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

61 High Street, Wedderburn Vic 3518

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$39,000

Median sale price

Median price

\$68,500

Property type

Land

Suburb

Wedderburn

Period - From

01/09/2017

to

01/09/2018

Source

RPdata

Comparable property sales

A* 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 Lot 15 Josephine Drive, Wedderburn Vic 3518	\$86,500	06/08/2018
2 49 & 49A Harpers Lane, Wedderburn Vic 3518	\$84,000	29/07/2018
3 CA 11 Cnr Calder Highway & Turnbolls Road, Wedderburn Vic 3518	\$52,000	08/04/2018

This Statement of Information was prepared on:

14/08/2019