# 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 and postcode

11 Ian Court Wy Yung VIC 3875

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$695,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$142,000	Prope	erty type		Land	Suburb	Wy Yung	
Period-from	01 Feb 2020	to	31 Jan 2021		Source		Corelogic	

#### Comparable property sales (\*Delete A or B below as applicable)

**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	
16 Maclure Drive Wy Yung VIC 3875	\$655,000	01-Sep-19	
106B Clifton West Road Wy Yung VIC 3875	\$700,000	03-Sep-20	
184 Mount Lookout Road Mount Taylor VIC 3875	\$645,000	15-Dec-20	

OR

**B\*** 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: 23 February 2021

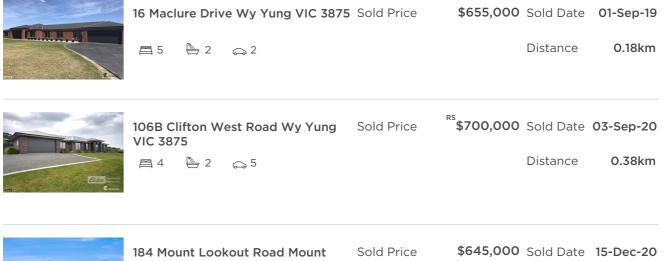


consumer.vic.gov.au



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184 Mount Lookout Road Mount Tavlor VIC 3875		Sold Price	\$645,000	Sold Date	15-Dec-20	
酉 4	2	<b>\$</b> 4			Distance	2.01km

#### RS = Recent sale UN = Undisclosed Sale

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