



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on:

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

26 Karingal Drive, Wye River, Victoria 3234

Indicative selling price

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

Single price

\$265,000.00

Median sale price

Median price

N/A

Vacant
Land

X

Suburb
or locality

Wye River

Period - From

1/9/16

to 11/9/17

Source

Realestate.com.au

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 43 Karingal Drive, Wye River	\$200,00.00	25/1/17
2. 3 Dunoon Road, Wye River	\$290,000.00	26/7/17
3. 45 Karingal Drive, Wye River	\$185,000.00	1/11/16