

## 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

43 Ridge Street, Wedderburn Vic 3518

### Indicative selling price

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

Single price

\$147,000

### Median sale price

Median price

\$163,000

Property type

House

Suburb

Wedderburn

Period - From

18/06/2017

to

18/06/2018

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
1 121 High Street, Wedderburn Vic 3518	\$120,000	21/02/2019
2 125 High Street, Wedderburn Vic 3518	\$128,000	18/12/2018
3 3 Chapel Street, Wedderburn Vic 3518	\$157,000	15/02/2019

This Statement of Information was prepared on: 12/08/2019