

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

25 Durimbal Avenue, Wye River 3234

Indicative selling price

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

Single price \$2,100,000

or range between

&

Median sale price

Median price \$1,990,000

Property type House

Suburb Wye River Vic 3234

Period - From 10/1.2023

to

10/4/2024

Source Real Estate.com.au

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

Address of comparable property

Price

Date of sale

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 5 kilometres of the property for sale in the last 18 months

This Statement of Information was prepared on: 10/4/2024