

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

6-8 Boundary Road, Wedderburn Vic 3518

Indicative selling price

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

Range \$168,000 - \$179,000

Median sale price

Median Price \$163,000 | House | Wedderburn

Period – From 27th August 2017 to 27th August 2018 Source – RPdata

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
47 Wilson Street, Wedderburn Vic 3518	\$179,000	28/06/2018
94 High Street, Wedderburn Vic 3518	\$132,000	21/11/2017
102 High Street, Wedderburn Vic 3518	\$110,000	21/07/2018