

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

Lot 18, 235 Orrs Road, Wy Yung

Indicative selling price

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

Single price \$190,000

Median sale price

Median price \$135,000

*Land

Suburb or locality WY YUNG VIC 3875

Period - From 01 Oct 2017 to 30 Sep 2018

Source RP Data Pty Ltd

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. 15 Roseleigh Place, Wy Yung Vic	\$195,000	22-Feb-18
2. 17 Dooley Street, Wy Yung Vic 3875	\$160,000	10-Apr-17
3. 90 North Road, Wy Yung Vic 3875	\$165,000	11-May-18