

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

56 Godfrey Street, Wedderburn

Indicative selling price

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

Single Price \$159,000

Median sale price

Median Price \$126,500 | House | Wedderburn
Period – From 1/1/16 to 31/10/17 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 |
|--------------------------------|-----------|--------------|
| 28 Harpers Lane, Wedderburn | \$180,000 | 21/09/17 |
| 100 High Street, Wedderburn | \$130,000 | 05/09/17 |
| 56 High Street, Wedderburn | \$ 70,000 | 31/05/17 |