

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2 Gerrett Road WANGANDARY VIC 3678

### Indicative selling price

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

Single price \$425,000 or range between \$ & \$

### Median sale price

Median price \$273,500 House  unit  Suburb or locality WANGANDARY  
Period - From  to 30/10/2017 Source CoreLogic

### 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
14 Ely Street OXLEY VIC 3678	\$389,000	02/03/2017
23 Blackboy Lane GLENROWAN VIC 3675	\$420,500	20/03/2017
1865 Warby Range Road KILLAWARRA VIC 3678	\$455,000	23/06/2017