

Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

12 Grandview St, Wycheproof

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### Indicative selling price

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

Single Price \$110,000 to be auctioned

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### Median sale price

Median Price \$82,500 | House | Wycheproof

Period – From 01/09/16 to 28/02/18 Source – RPdata

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### Comparable property sales

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