

## 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

83 Wilson Street, Wedderburn

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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 \$169,000

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### Median sale price

Median Price \$185,000 | House | Wedderburn

Period – From 01/07/16 to 30/09/17 Source – RPdata

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### Comparable property sales

A\* 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
88 High Street, Wedderburn	\$222,500	10/07/17
28 Tantalla Street, Wedderburn	\$167,000	05/09/17
21 Tantalla Street, Wedderburn	\$165,000	16/10/17