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Indicative Selling Price

\$1,375,000

 4
  2
  2
Rooms:**Property Type:** House**Land Size:** 980 sqm approx**Agent Comments**

Brand new architecturally designed home. Difficult to find similar comparable properties due to the location and lack of comparable sales that are new or near new dwellings.

Comparable Properties

**31 Wallace St WYE RIVER 3221 (REI/VG)**

Agent Comments

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  2
Price: \$1,075,000**Method:** Private Sale**Date:** 12/10/2016**Rooms:** 6**Property Type:** House**Land Size:** 1000 sqm approx**1 Gibson Av KENNETT RIVER 3221 (REI/VG)**

Agent Comments

 5
  2
  3
Price: \$1,015,000**Method:** Private Sale**Date:** 05/04/2017**Rooms:** 7**Property Type:** House**Land Size:** 1330 sqm approx**7 Cartra Cr KENNETT RIVER 3221 (REI/VG)**

Agent Comments

 4
  2
  5
Price: \$965,000**Method:** Private Sale**Date:** 02/05/2017**Rooms:** 6**Property Type:** House**Land Size:** 926 sqm approx

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Single price

Median sale price

Median price Unit Suburb or locality
 Period - From to Source

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
31 Wallace St WYE RIVER 3221	\$1,075,000	12/10/2016
1 Gibson Av KENNETT RIVER 3221	\$1,015,000	05/04/2017
7 Cartra Cr KENNETT RIVER 3221	\$965,000	02/05/2017