

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 Yaramba Park Estate, Waldara 3678

Indicative selling price

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

Single price \$235,000

Median sale price

Median price \$280,000 House unit Suburb or locality Wangaratta
Period - From to 07/05/2018 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 |
|--------------------------------|-----------|--------------|
| Lot 6 Old School Road, Waldara | \$220,000 | 14/07/2017 |
| Lot 4 Old School Road, Waldara | \$224,000 | 19/07/2017 |
| 8 Firbank Drive, Waldara | \$265,000 | 21/07/2017 |