

## 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

CA 5B Richmond Plains road, Wedderburn Vic 3518

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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 \$48,000

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### Median sale price

Median Price \$68,500 | Land | Wedderburn

Period – From 1<sup>st</sup> September 2017 to 1<sup>st</sup> September 2018 Source – RP Data

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### 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 15 Josephine Drive, Wedderburn Vic 3518	\$86,500	06/08/2018
49 & 49A Harpers Lane, Wedderburn Vic 3518	\$84,000	29/07/2018
CA 11 Cnr Calder Highway & Turnbull Road, Wedderburn Vic 3518	\$52,000	08/04/2018