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	4 The Boulevarde, Wye River, VIC, 3234

Indicative selling price

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

Single price	$440,000

Median sale price

Median price	*	Property type	Land	Suburb	Wye River
Period - From		to		Source	Realestate.com.au

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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.

Address of comparable property	Price	Date of sale
1. 1 Wallace Street, Wye River	$350,000	12.12.19
2. 18 Iluka Avenue, Wye River	$585,000	19.12.19
3. 10 Durimbil Avenue, Wye River	$465,000	27.6.19

This Statement of Information was prepared on: 20.12.19