



Statement of Information
Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 10 Durimbil Avenue Wye River

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*370,000 & \$405,000

Median sale price

(*Delete house or unit as applicable)

Median price \$380,000 *House *Unit Suburb Wye River
Period - From 1/12/2018 to 1/5/2018 Source Real Estate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 42 Karingal Avenue Wye River	\$245,000	1/11/2017
2 12 Dunoon Road Wye River	\$445,000	2/1/2017
3 13 Dunoon Road Wye River	\$440,000	21/12/2017