



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

150 CLARKES ROAD, WENSLEYDALE

Indicative selling price

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

Price Range \$1,390,000 - \$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median price n/a *House ☐ *Unit ☒ Suburb or locality WENSLEYDALE

Period - From 01/07/2019 to 15/10/2019

Source

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

B* 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.

This Statement of Information was prepared on October 16, 2019