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	26 Durimbil Avenue, Wye River

Indicative selling price

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

Price	$1,950,000

Median sale price

Median price	$*	Property type	*House*	Suburb	Wye River
Period - From		to		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

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
1 2 Olive Street, Separation Creek	$2,500,000	13.3.2024
2 46 Karingal Drive, Wye River	$1,690,000	10.4.2024
3 29 Karingal Drive, Wye River	$1,773,000	17.3.2024

This Statement of Information was prepared on: 17.9.2024