

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

47 Wylies Road, Garibaldi Vic 3352

Indicative selling price

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

Single price

\$*

or range between

\$625,000

&

\$665,000

Median sale price

Median price

\$322,500

*House

X

*Unit

Suburb
or locality

Enfield

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

A* 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
87 Nine Mile Rd Napoleons 3352	\$730,000	22/03/2016
19 Peers La Durham Lead 3352	\$555,000	20/09/2016
28 Smarts La Durham Lead 3352	\$490,000	17/08/2016

*Upon research, Garibaldi has no information regarding a median house price. The featured median price is from the nearest township, Enfield.