



STATEMENT OF INFORMATION

CALDER HIGHWAY, WEDDERBURN, VIC 3518

PREPARED BY BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



CALDER HIGHWAY, WEDDERBURN, VIC

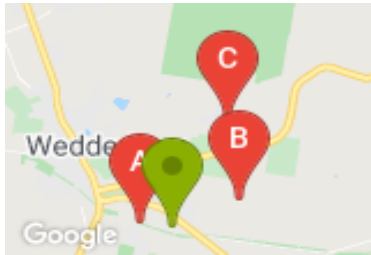


Indicative Selling Price

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

Price Range: **\$65,000 to \$70,000**

MEDIAN SALE PRICE



WEDDERBURN, VIC, 3518

Suburb Median Sale Price (Other)

\$147,500

01 January 2020 to 31 December 2020

Provided by: 

COMPARABLE PROPERTIES

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.



7217 CALDER HWY, WEDDERBURN, VIC 3518



Sale Price

\$67,500

Sale Date: 01/10/2018

Distance from Property: 436m



HARPERS LANE, WEDDERBURN, VIC 3518



Sale Price

\$78,500

Sale Date: 28/10/2019

Distance from Property: 964m



CAHILL RD, WEDDERBURN, VIC 3518



Sale Price

\$65,000

Sale Date: 14/09/2018

Distance from Property: 1.7km



This report has been compiled on 18/02/2021 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

CALDER HIGHWAY, WEDDERBURN, VIC 3518


Indicative selling price

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

Price Range: \$65,000 to \$70,000

Median sale price

Median price: \$147,500 Property type: Vacant Land Suburb: WEDDERBURN

Period: 01 January 2020 to 31 December 2020 Source: 

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
7217 CALDER HWY, WEDDERBURN, VIC 3518	\$67,500	01/10/2018
HARPERS LANE, WEDDERBURN, VIC 3518	\$78,500	28/10/2019
CAHILL RD, WEDDERBURN, VIC 3518	\$65,000	14/09/2018

This Statement of Information was prepared on: 18/02/2021