

## 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 and  
postcode

3 CLIFTON TERRACE WY YUNG VIC 3875

### Indicative selling price

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

Single Price

\$945,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,000

Property type

Commercial

Suburb

Wy Yung

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

**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
40 CLIFTON TERRACE WY YUNG VIC 3875	\$950,000	19-Dec-22
18 PEPPERCORN WAY NICHOLSON VIC 3882	\$985,000	08-Mar-23
70 MACLURE DRIVE WY YUNG VIC 3875	\$920,000	18-Nov-22

OR

**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: 20 November 2023

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**40 CLIFTON TERRACE WY YUNG  
VIC 3875**

 4  2  6

Sold Price

**\$950,000**

Sold Date **19-Dec-22**

Distance **0.39km**



**18 PEPPERCORN WAY NICHOLSON  
VIC 3882**

 4  2  8

Sold Price

**\$985,000**

Sold Date **08-Mar-23**

Distance **9.16km**



**70 MACLURE DRIVE WY YUNG VIC  
3875**

 4  2  6

Sold Price

**\$920,000**

Sold Date **18-Nov-22**

Distance **3.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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