

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address including suburb and postcode

6 Winsam Grove, Wendouree, VIC 3355

## Indicative selling price

\$ 300,000 - \$320,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median price  
\$ 335,000

House

\*Delete house or unit as applicable

Suburb  
WENDOUREE

Period from  
21/02/2018

Period to  
21/08/2019

Source  
CoreLogic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



5 TALBOT COURT  
WENDOUREE

3 2 3

\$290,000  
Date Sold 18/04/2018  
Land 696 sqm



51 LAKE STREET  
WENDOUREE

3 1 3

Normal Sale \$320,000  
Date Sold 06/11/2018  
Land 664 sqm



4 ROMNEY STREET  
WENDOUREE

3 1 2

Normal Sale \$310,000  
Date Sold 17/04/2019  
Land 725 sqm

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