



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 808 sqm

Agent Comments

Indicative Selling Price

\$369,000 - \$379,000

Median House Price

Year ending March 2017: \$240,000

Comparable Properties



4 Talbot Ct WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 10/08/2016

Rooms: 5

Property Type: House

Land Size: 665 sqm



15 Shaw Av WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$372,500

Method: Private Sale

Date: 10/12/2015

Rooms: 8

Property Type: House

Land Size: 734 sqm



57 Rowan Pde WENDOUREE 3355 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 21/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm

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

23 Marie Crescent, Wendouree Vic 3355

Indicative selling price

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

Range between \$369,000 & \$379,000

Median sale price

Median price \$240,000 House X Suburb or locality Wendouree

Period - From 01/04/2016 to 31/03/2017 Source REIV

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
4 Talbot Ct WENDOUREE 3355	\$390,000	10/08/2016
15 Shaw Av WENDOUREE 3355	\$372,500	10/12/2015
57 Rowan Pde WENDOUREE 3355	\$370,000	21/03/2017