

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 15 Hyacinth Grove Wendouree VIC 3355

Indicative selling price

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

Single price \$300,000

or range between \$

&

\$

Median sale price

Median price \$480,000

Property type House

Suburb Wendouree

Period - From 01.03.2022

to

28.02.2023

Source Corelogic

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 |
|---------------------------------------|-----------|--------------|
| 8 Banksia Road Wendouree VIC 3355 | \$310,000 | 28.02.2022 |
| 60 Primrose Street Wendouree VIC 3355 | \$290,000 | 09.11.2021 |
| 1229 Norman Street Wendouree VIC 3355 | \$285,000 | 27.07.2022 |

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: 27.03.2023