

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Linden Avenue, Wendouree Vic 3355

### Indicative selling price

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

Single price

\$\*

or range between

\$195,000

&

\$210,000

### Median sale price

Median price

\$255,500

\*House

X

\*Unit

Suburb  
or locality

Wendouree

Period - From

01/04/2017

to

30/06/2017

Source

REIV

### 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
39 White Avenue, Wendouree Vic 3355	\$213,000	07/11/2016
838 Howitt Street, Wendouree Vic 3355	\$210,000	12/07/2016
2a Symons Street, Wendouree Vic 3355	\$200,000	27/04/2016