

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 39 Dover Street Wendouree

**Indicative selling price**

*For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>*

Range between: \$305,000 & \$320,000

**Median sale price**

Median price: \$330,000 House Suburb: Wendouree  
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

**Comparable property sales**

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

**15 Montgomery St  
WENDOUREE**

3 1 2

If you are the First Home Buyer or the astute investor, this home is a must inspection. Situated in the ever popular suburb of

**Sold by Private Sale \$307,250**  
**Date Sold 27/08/2018**  
**Land 606 SqM**

**20 Molbray St  
WENDOUREE**

3

**Sold by Private Sale \$309,000**  
**Date Sold 06/03/2018**  
**Land 613 SqM**

**66 Hastings St  
WENDOUREE**

3 1 3

Privately set amongst established trees is this updated home within walking distance to schools, Stockland Wendouree, train

**Sold by Private Sale \$320,000**  
**Date Sold 29/10/2018**  
**Land 677 SqM**