

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

1246 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$250,000

or range between \$*

&

\$

Median sale price

Median price \$270,000

*House

X

*Unit

Suburb
or locality

Wendouree

Period - From July 2017

to June 2018

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
435 Gillies Street, Wendouree Vic 3355	\$240,000	06/06/17
112 Learmonth Road, Wendouree Vic 3355	\$270,000	08/11/17
1170 Norman Street, Wendouree Vic 3355	\$277,500	09/07/18