# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

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### Property offered for sale

Address Including suburb or locality and postcode

1246 Norman Street, Wendouree Vic 3355

#### Indicative selling price

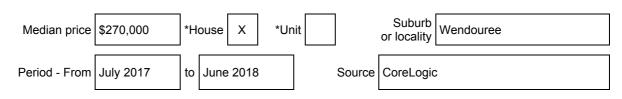
For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$250,000

or range between \$\*

\$

### Median sale price



#### **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

