

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

4 Rickey Court, Wendouree, VIC 3355

Indicative selling price

\$ 540,000 - \$590,000

Range between

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

Median sale price

Median price
\$ 335,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period from
23/02/2018

Period to
23/08/2019

Source
Core Logic

Comparable property sales

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



105 FOREST STREET
LAKE WENDOUREE



Price \$575,000
Date of Sale 23/10/2018
Land 1040 sqm



1249 HOWITT STREET
WENDOUREE



Price \$600,000
Date of Sale 12/06/2019
Land 1180 sqm



32 BURNBANK STREET
LAKE WENDOUREE



Price \$590,000
Date of Sale 08/07/2019
Land 747 sqm

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