

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

3 Waldie Close, Wendouree 3355

Indicative selling price

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

Single price \$395,000

or range between \$

&

\$

Median sale price

Median price \$310,000

*House

X

*Unit

Suburb
or locality

Wendouree

Period - From

01/03/2018

to

28/02/2019

Source

Core Logic

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
51 Rowan Parade, Wendouree 3355	\$425,000	22/02/2018
10 Rowan Parade, Wendouree 3355	\$397,512	05/02/2019
1040 Grevilla Road, Wendouree 3355	\$415,000	09/05/2018