

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 Aubrey Street Wendouree VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$389,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,888

Property type

House

Suburb

Wendouree

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

1137 Grevillea Road Wendouree VIC 3355	\$410,000	02-Nov-20
1156 Grevillea Road Wendouree VIC 3355	\$395,000	14-May-20
358 Forest Street Wendouree VIC 3355	\$395,000	15-Mar-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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# McGrath

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**1137 Grevillea Road Wendouree VIC 3355**

Sold Price

<sup>RS</sup>

**\$410,000**

Sold Date **02-Nov-20**

 3  1  3

Distance **0.09km**



**1156 Grevillea Road Wendouree VIC 3355**

Sold Price

**\$395,000**

Sold Date **14-May-20**

 3  1  2

Distance **0.13km**



**358 Forest Street Wendouree VIC 3355**

Sold Price

Sold Date **15-Mar-20**

 3  1  2

Distance **0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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